



35b Gatekeeper Walk | Little Paxton | St. Neots | PE19 6BT

Rent £1,300 pcm

- Penthouse Apartment
- Master with Ensuite
- Furnished Optional
- Kitchen Appliances Included
- Allocated Parking
- Gas Central Heating
- Initial 6 Month Contract
- EPC Rating 'B'
- Council Tax Band 'B'
- Available NOW



**FAQ's**

Council Tax Band: B

Pets: Not Allowed

Smoking: Not Allowed

**Application Process****Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord declining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

**Deposit**

The deposit is equal to 5 weeks rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement - **£50 inc VAT**

**ENTRANCE HALLWAY** 'L' Shaped Entrance Hallway: Windows to Side and Rear: Doors to Bathroom: Bedrooms: Kitchen: Lounge: Storage Cupboard: Radiator.

**BATHROOM** Modern White Suite: Shower over Bath: Wash Hand Basin: Toilet: Radiator.

**MASTER BEDROOM** 15' 07" x 15' 01" (4.75m x 4.6m) Windows to Front and Side: Radiator: Door to Ensuite.

**ENSUITE** Single Shower Cubicle: Wash Hand Basin: Toilet: Radiator.

**BEDROOM TWO** 11' 00" x 09' 07" (3.35m x 2.92m) Windows to Side and Front: Radiator.

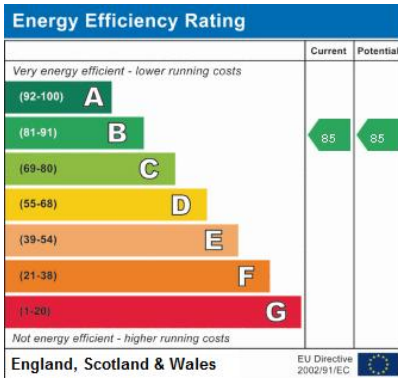
**BEDROOM THREE** 09' 07" x 09' 07" (2.92m x 2.92m) Window to Rear: Radiator.

**KITCHEN** 09' 02" x 08' 07" (2.79m x 2.62m) Window to Side: Modern Fitted Kitchen: Appliances Include: Dishwasher: Washing Machine: Fridge Freezer: Gas Hob: Electric Oven: Extraction.

**LOUNGE/DINING ROOM** 22' 11" x 14' 08" (6.99m x 4.47m) Windows to Side and Rear: Two Radiators: Gas Fire: Storage Cupboard Housing Boiler.

**COMMUNAL YARD** Paved: Bike Storage.

**PARKING** One Allocated Parking Space.



Address:

35b Gatekeeper, St Neots, Huntingdonshire, Cambridgeshire, PE19 6BT

Reference:

35b Gatekeeper, St Neots

