

North Walk, Ramsey, Huntingdon, PE26 1JT (Ref: B549)






Three bedroom semi-detached house - £700 PCM + tenant fees



Description

This semi-detached home is situated in the market town of Ramsey. The accommodation comprises of kitchen, dining room, lounge, three bedrooms and bathroom with separate toilet. The property also benefits from gas central heating, uPVC windows, a large enclosed rear garden and on street parking. The property has been newly decorated and has new carpets throughout.

Property Details (Ref: B549)

Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1
Furnished:	
Available:	Immediately
Deposit:	£700.00
Council Tax Band:	B
EPC Rating:	D
Rent:	£700 PCM + tenant fees
Pets Considered:	
Children Allowed:	
Smokers Considered:	
Sharers Allowed:	
Garden:	Front garden and large enclosed rear garden
Parking:	Off street parking

Ramsey

RAMSEY offers a range of shopping, schooling, sporting and recreational facilities. Huntingdon and Peterborough (both approximately 8 miles away) offer further facilities and main line railway stations, with access to London in under the hour. Road links include the A1, A14 (A1/M1 link road), M1 and the M11. Further information may be found at: www.ramsey.uk.com/ www.abbeycollege.cambs.sch.uk/ www.ramseyjuniorschool.co.uk/ www.historic-ramsey.net

Energy Performance

Image: Energy Performance Certificate

Tenant Fees

Before you move in:

Set Up Fee (tenant's share): £200.00 (inc VAT) for up to two tenants

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

Additional Tenant Fee: £50.00 (inc VAT) per tenant

Processing the application, associated paperwork and referencing

Guarantor Fee: £50.00 (inc VAT) per guarantor (if required)

Carrying out credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Security Deposit

This deposit is normally equivalent to one months rent but a higher deposit may be required in certain circumstances. The deposit will be protected in the Tenancy Deposit Scheme operated by The Dispute Service and will be returned at the end of your tenancy subject to any charges for dilapidations, outstanding rent, reference fees etc

Pet Deposit - returnable additional Security Deposit: (maximum £175.00)

This additional deposit is to cover the added risk of property damage. This will be protected with your Security Deposit in the Tenancy Deposit Scheme and will be returned at the end of your tenancy subject to any charges for carpet cleaning, flea treatment, pet damage etc.

During your tenancy:

Amendment Fee: £30.00 (inc VAT)

Contract negotiation, amending terms and updating your Tenancy Agreement during your tenancy

Renewal Fee: (tenant's share £30.00 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further Tenancy Agreement

Ending your tenancy:

Future Landlord Reference Fee: £25.00 (inc VAT) per reference request

Collating information and preparing a reference for a future landlord or letting agent

Early Termination Fee: £100.00 (inc VAT)

Fee charged if you request that the property be re-let before the end of the fixed period of your tenancy

Other fees and charges:

Late Payment Fee: £25.00 (inc VAT)

Sending you a reminder for late payment of your rent

Returned Cheque Fee: £25.00 (inc VAT)

Sending you a letter in relation to a cheque returned by your Bank

Missed Appointment Fee: £15.00 (inc VAT)

Your failure to keep a pre-arranged appointment or a request to re-arrange a routine inspection