

St Georges Close, Brampton, PE28 4US (Ref: D246)

5 Bedroom detached home - £2100 PCM + £200 admin fee (other fees may apply)



Description

This well presented and spacious detached executive home is situated in an excellent area within the sought after village of Brampton. The property has a utility room, kitchen/breakfast room, lounge, dining room, family room, study, downstairs cloakroom, 5 double bedrooms, 2 with en-suites, family bathroom, double garage which has half converted to an office/work room, generous and well maintained gardens, the Landlord is happy to include a gardener in the rent level if required. The property also benefits from gas central heating and UPVC double glazing.

Property Details (Ref: D246)

Bedrooms:	5 (2 en suite)
Reception Rooms:	4
Bathrooms:	1
Furnished:	<input type="checkbox"/>
Available:	17 July 2017
Deposit:	£2,100.00
Council Tax Band:	
EPC Rating:	D
Rent:	£2100 PCM + £200 admin fee (other fees may apply)
Pets Considered:	<input checked="" type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input type="checkbox"/>
Sharers Allowed:	<input type="checkbox"/>
Garden:	Enclosed garden to rear
Parking:	Garage & driveway

Brampton

BRAMPTON is a large village which boasts a number of local amenities including shops, junior and infant schools, day nursery, doctors and veterinary surgeries, public houses, and church. Further facilities can be found approximately one mile away, in the riverside market town of Huntingdon, where the main line railway station gives access to London (Kings Cross) in approximately 45 minutes. Road links include the A1, A14 (A1/M1 link road), M1 and the M11. Further information may be found at:

www.brampton-cambs-pc.gov.uk/ <http://brampton.cambs.sch.uk/> www.hinchingbrookeschool.net

TENANT ADMINISTRATION FEES

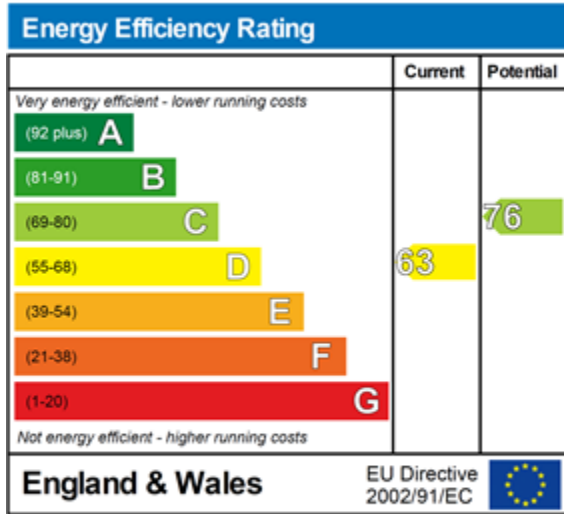
Our standard tenant administration fees are as follows:

- Up to two Applicants - £200
- Additional Applicant - £50
- Guarantor - £50
- Pets Deposit - maximum £175
- Late Rent Payment - £25
- Renewal of Tenancy Agreement - £30
- Addition of Name to Tenancy Agreement - £30
- Provision of Written Reference - £40

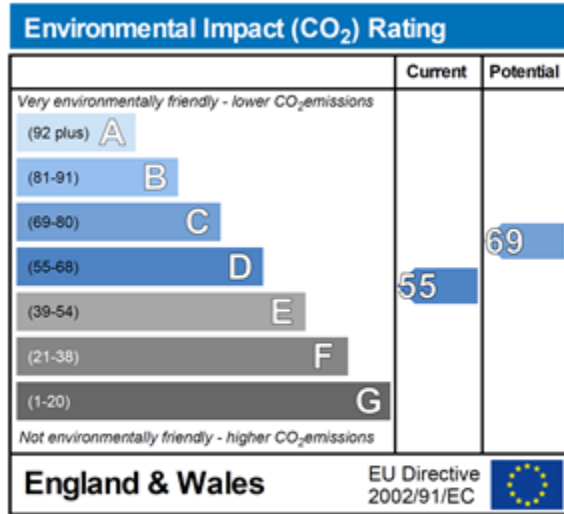
All the above fees are inclusive of VAT.

Energy Performance

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.