

High Street, Huntingdon, PE29 3TF (Ref: G242)

Studio flat - £525 PCM + £200 admin fee (other fees may apply)



Description

Ground floor studio flat with kitchen, lounge and bathroom. Located on the edge of Huntingdon town centre close to all amenities and within walking distance of the bus and railway stations.

Property Details (Ref: G242)

Bedrooms:	1
Reception Rooms:	1
Bathrooms:	1
Furnished:	<input checked="" type="checkbox"/>
Available:	Immediately
Deposit:	£525.00
Council Tax Band:	A
EPC Rating:	D
Rent:	£525 PCM + £200 admin fee (other fees may apply)
Pets Considered:	<input checked="" type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input checked="" type="checkbox"/>
Sharers Allowed:	<input checked="" type="checkbox"/>
Garden:	None
Parking:	None

Huntingdon

HUNTINGDON is a market town, situated alongside the river Great Ouse. The town provides shopping, schooling, sporting and recreational facilities, as well as main line railway station, with access to London in approximately 45 minutes. Road links include the A1, A14 (A1/M1 link road) and the M11. Further information may be found at: www.huntingdowntown.gov.uk/ www.stpeters.cambs.sch.uk/ www.huntingdon.ac.uk/ www.hinchingbrookeschool.net www.huntingdonprimary.cambs.sch.uk/ www.springcommon.cambs.sch.uk/

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.