

## Falstaff Way, Hartford, PE29 1SY (Ref: T211)

Three bedroom end terrace house - £825 PCM + tenant fees



### Description

**This newly redecorated end terrace home is situated in the popular Hartford area of Huntingdon. The property comprises of a modern kitchen with breakfast bar (including a fridge and freezer although these will not be repaired or replaced if they go wrong), lounge/diner, two double bedrooms with built-in storage and one single bedroom and a generous family bathroom with bath and separate shower. There is an enclosed garden to the front, garage and off road parking for two cars. The property also benefits from gas central heating and uPVC double glazing.**

## Property Details (Ref: T211)

Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1
Furnished:	
Available:	Immediately
Deposit:	£825.00
Council Tax Band:	B
EPC Rating:	E
Rent:	£825 PCM + tenant fees
Pets Considered:	
Children Allowed:	
Smokers Considered:	
Sharers Allowed:	
Garden:	Enclosed garden to front
Parking:	Garage & off road parking for 2 cars

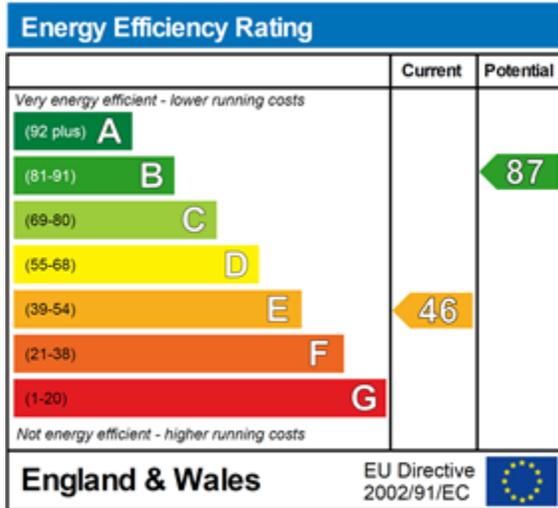
## Hartford

**HARTFORD**, a former village, is now part of Huntingdon, situated alongside the River Great Ouse. Local amenities include a village shop, two pubs, primary school and picturesque riverside church. The main town of Huntingdon provides shopping, schooling, sporting and recreational facilities as well as main line railway station with access to London (Kings Cross) in approximately 45 minutes. Road links include the A1, A14 (A1/M1 link road) and the M11. Further information may be found at:

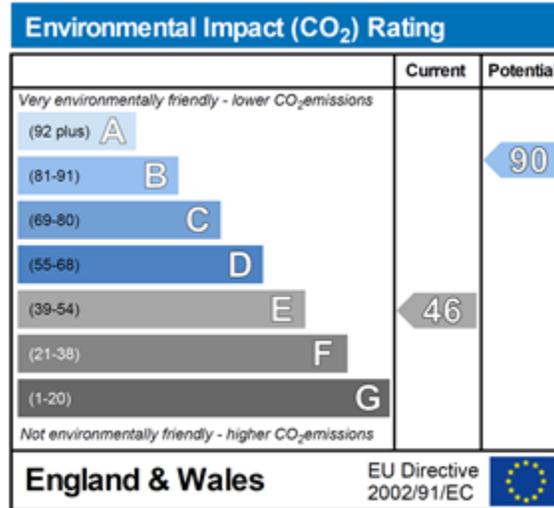
[www.huntingdowntown.gov.uk/](http://www.huntingdowntown.gov.uk/) [www.hartford-inf.cambs.sch.uk/](http://www.hartford-inf.cambs.sch.uk/) [www.hartfordjuniorschool.co.uk/](http://www.hartfordjuniorschool.co.uk/)

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## 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