



£750 Per annum

Flat 8 Hamilton Court, Stone Lane, Peterborough, PE1 3AR

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Welcome to 8 Hamilton Court, a first floor studio flat, ideal for professionals seeking a low-maintenance home, this thoughtfully designed studio maximizes space with an open-plan layout that seamlessly combines living, sleeping, and dining areas.

The flat is flooded with natural light, highlighting modern finishes throughout. The fully equipped kitchen offers all the essentials, while the contemporary bathroom provides a stylish space to unwind.

Gated parking is also available, offering secure and convenient parking for residents, an added bonus in such a central location.

Situated just a stone's throw from Peterborough city centre, you'll have easy access to a variety of shops, cafes, restaurants, and vibrant nightlife. Peterborough Railway Station is also nearby, offering fast connections

## Disclaimer

Permitted charges in accordance with the Tenant Fee Act 2019

For Assured Shorthold Tenancies

Holding Fee: equal to 1 weeks rent

Deposit: equal to 5 weeks rent if annual rent is less than £50,000 or equal to 6 weeks rent where the total annual rent is more than £50,000

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies:

Application Fee: £375

Renewal/Extension Fee: £175

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

Property Redress Scheme:

Member No: PRS009663

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

