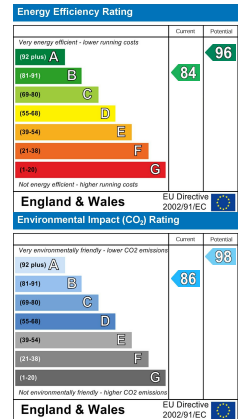


## Summary Property Particulars



- Brand New Home
- Three Bed Semi-Detached
- Ensuite to Master
- Downstairs Cloakroom
- Kitchen/Diner
- Enclosed Rear Garden
- Available Now
- Fees Apply
- To View Call 01480 468066
- Energy Rating: B/84



**12 Beck Court  
St Ives  
PE27 6AG**

**£1,150 Per Calendar  
Month**

## Main Rooms - Aspect & Dimensions

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

**5.16m x 3.38m (16'11" x 11'1")**

**KITCHEN/DINING ROOM**

**3.38m x 4.57m (11'1" x 15'0")**

**BEDROOM ONE**

**3.56m x 2.54m (11'8" x 8'4")**

**EN-SUITE**

**BEDROOM TWO**

**3.10m x 2.37m (10'2" x 7'9")**

**BEDROOM THREE**

**2.64m x 1.91m (8'8" x 6'3")**

**BATHROOM**

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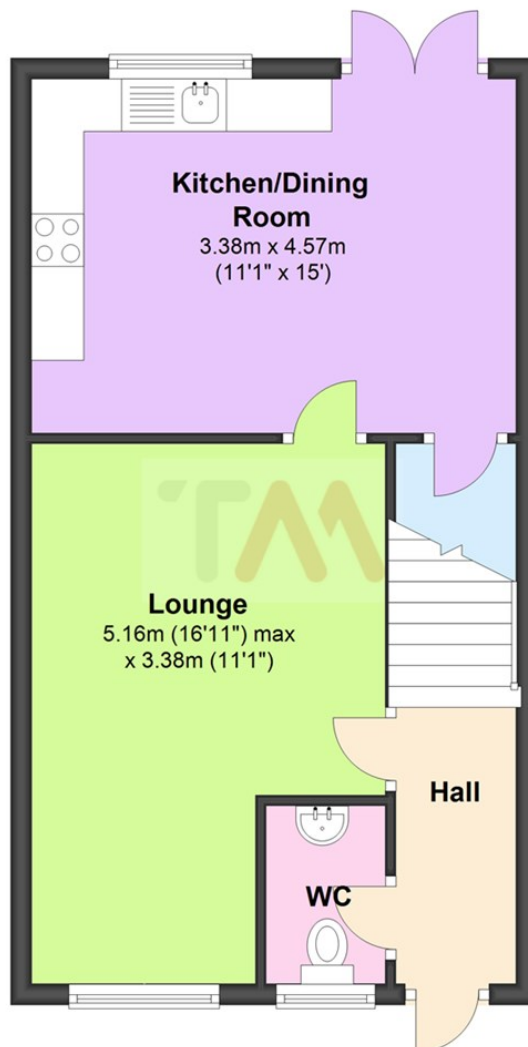
<input type="checkbox"/> 1 Market Square, Biggleswade, Bedfordshire SG18 8AP Tel: (01767) 310111 Fax: (01767) 310361 Email: enquiries@tm-biggleswade.co.uk	<input type="checkbox"/> 59 High Street, Huntingdon, Cambridgeshire PE29 3DN Tel: (01480) 414555 Fax: (01480) 432142 Email: enquiries@tm-huntingdon.co.uk	<input type="checkbox"/> 9 Great Whyte, Ramsey, Cambridgeshire PE26 1HE Tel: (01487) 814666 Fax: (01487) 710902 Email: enquiries@tm-ramsey.co.uk	<input type="checkbox"/> 6 Melbourn Street, Royston, Hertfordshire SG8 7BZ Tel: (01763) 243331 Fax: (01763) 244251 Email: enquiries@tm-royston.co.uk	<input type="checkbox"/> 13 Greenways, Green End Road, Sawtry Cambridgeshire PE28 5UR Tel: (01487) 831333 Fax: (01487) 832275 Email: enquiries@tm-sawtry.co.uk	<input type="checkbox"/> 24-26 Crown St, St. Ives, Cambridgeshire PE27 5AB Tel: (01480) 468066 Fax: (01480) 464436 Email: enquiries@tm-stives.co.uk	<input type="checkbox"/> 4-6 Market Square, St. Neots, Cambridgeshire PE19 2AW Tel: (01480) 403020 Fax: (01480) 219448 Email: enquiries@tm-stneots.co.uk
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Thomas Morris Property Management is the trading name of Thomas Morris Ltd.

Registered in England Co. No. 4377568

Registered Address Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne NE4 7YB

## Ground Floor



**FEES APPLY:** The following fees are payable at various stages prior to and during the tenancy period. Single occupant application fee to include credit reference - £240. Joint occupants application fee to include credit reference - £360. Guarantors and each additional occupant over 18 years of age to include credit reference - £100. The fees are to be paid in cash to your local Thomas Morris branch prior to the application process. Please note that these fees are non-refundable if you as the proposed tenant fail the credit reference or decide not to take occupancy of the rental property. A deposit equivalent to one and a half month's rent is required. This is to be transferred into our nominated bank account at least 3 days prior to the tenancy start date together with your first month's rent and a checkout inventory fee of £48. Pet deposit - £200 (no VAT payable). Lease renewal fee - £50. This becomes payable into your local Thomas Morris branch if an extension to the current tenancy agreement is required. A Landlord reference for existing tenants is £36. All figures quoted above are inclusive of VAT at the current rate unless otherwise stated.

View: By Appointment Only

Ref:

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