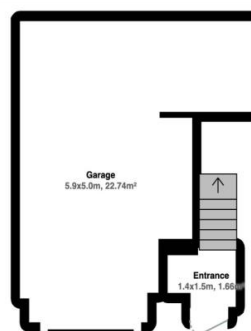




Cambridge
Property
Lettings

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The provider and/or software owner gives NO guarantee in relation to layout or measurement accuracy of this floorplan and by using it, you accept full liability for any errors, omissions or inaccuracies.

Ground Floor

2 bedroom Coach House

£1,850 pcm

Falcon Road
, Trumpington, Cambridge, CB2 9FR CB2 9FR



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

Rose & Crown House, 110 Newmarket Road, CB5 8HE
cpl@home.letmc.com

- * **Unfurnished**
- * **Council Tax Band: C**
- * **EPC rating B**
- * **Rear Garden**
- * **1 Bedroom (DO NOT USE)**
- * **Built in Dishwasher**
- * **Washing Machine**
- * **Garage**
- * **Fridge/Frizer (DO NOT USE)**
- * **2 Bedrooms**
- * **1 Reception**

Situation

A 2 bedroom detached apartment on the popular Trumpington Meadows development conveniently located for access to the city centre, Addenbrooke's and the nearby Waitrose. The accommodation includes 2 double bedrooms with built in wardrobes, open plan kitchen/living room, family bathroom and large landing with built in storage. The property benefits from a generous size single garage (store cupboard not included). Internet - both Virgin and BT are available (tenant to take contract into their own names). Energy rating B.

Accommodation

Floor plans

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.

Holding Deposit & Security Deposit

1) Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Pictures

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new when a tenancy starts. NOTE - a wide angle lens may have been used to ensure as much of the room is included for viewers information.

Property Information

EPC rating B. Length of tenancy - 12 months. Property Type - First floor apartment. Property Construction - Standard. Number & Types of Room - Please refer to the floor-plan. Floor area - 79 sqm. Parking - Single garage. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources - Gas. Broadband Connected - Yes. Broadband Type and Mobile Signal/Coverage can be checked via OFcom at, <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=CB41JB&uprn=200>

Referencing

Salary required for referencing purposes must be no less than 36 x one months rent.

Directions

For satellite navigation systems, the post code is CB2 9FR

All measurements are approximate.

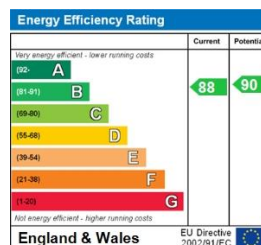
Property Ref: inst-4533

Further Information

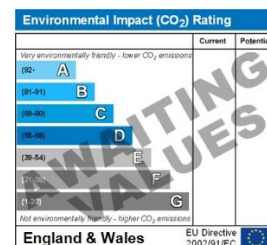
The deposit required is £2,134

Energy Performance Certificates

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 will 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.

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cambridge Property Letting Ltd, 2025. Cambridge Property Letting Ltd Registered in England No. 05833061

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