



Cambridge
Property
Lettings

Available Now



Should every effort be made to ensure the accuracy of the floor plan contained here.
Measurements of rooms, corridors, stairs and any other areas are approximate and the responsibility
shall be on the person providing the information. The plan is for information only and should
not be used as a basis for any professional work. The person, company and equipment shown here
are not to be taken as a guarantee of the accuracy of the plan.
Residential Management Ltd

4 bedroom House

Madras Road
, Cambridge, CB1 3PX CB1 3PX

£2,500 pcm



PRS Property
Redress
Scheme



01223 322277



Cambridge
Property
Lettings

Cambridge Property Letting Ltd

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

- * **Furnished**
- * **Council Tax Band: C**
- * **EPC rating D**
- * **Rear Garden**
- * **Washing Machine**
- * **Tumble dryer**
- * **1 Bedroom (DO NOT USE)**
- * **Electric oven & Gas hob**
- * **4 Bedrooms**
- * **2 Bathrooms**
- * **1 Reception**

Situation

Available to a group who know each other, NOT as individual rooms. Bills not included. This 4 bedroom house is arranged over 3 floors, the house retains many period features and has extensive timber flooring and benefits from a location close to Mill Road. Accommodation in brief comprises: Ground floor - Entrance hall, open plan sitting / dining room, fitted kitchen with white goods and shower room. First floor - A double bedroom and two singles. Second floor - Double bedroom with en suite. The rear garden is mainly laid to lawn with a timber store shed. Approximately 1.1 miles to ARU on foot. Available for a fixed period from 22/08/2024 - 08/08/2025 on a joint and several contract. EPC rating D.

Accommodation

Bathroom (Ground Floor)

Quad shower, basin and WC.

Hallway (Ground Floor)

Wooden floorboards.

Kitchen (Ground Floor)

2.69m (8'10") x 3.03m (10'0")

Range of wall and base kitchen units. Fitted gas hob and electric built in oven, white goods.

Living / Dining Room (Ground Floor)

3.20m (10'6") x 6.90m (22'8")

New sash windows to front and rear 2019. Wooden floorboards and feature fire places (not to be used), sofa, chaise-longue, coffee table, dining room table and chairs.

Outside (Ground Floor)

Gated side access leads to the rear garden which is mainly laid to lawn with a timber shed to the rear (the neighbouring property shares the access and has right of way across the rear of the property)

Bedroom 1 (First Floor)

3.40m (11'2") x 4.40m (14'6")

Victorian fireplace (not to be used), wooden floorboards, bedroom furniture and desk.

Bedroom 2 (First Floor)

2.70m (8'11") x 3.30m (10'10")

Wooden floorboards, bedroom furniture and desk.

Bedroom 3 (First Floor)

2.90m (9'7") x 3.40m (11'2")

Victorian fireplace (not to be used), wooden floorboards, bedroom furniture and desk.

Bedroom 4 (Second Floor)

4.10m (13'6") x 5.10m (16'9")

Carpeted flooring, bedroom furniture and desk.

EPC

Energy Performance: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/91>

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

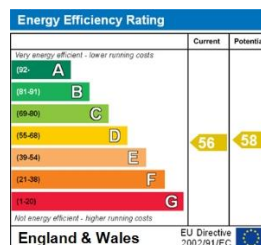
1) Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy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

Further Information

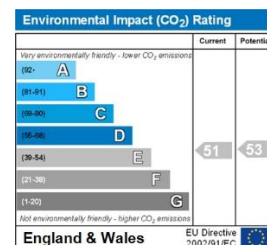
The deposit required is £2,884

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.