



Cambridge
Property
Lettings

Available 29 August 2024



4 bedroom House

£2,200 pcm

Woodhead Drive
, Cambridge, CB4 1YX CB4 1YX



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 E**
- * **EPC rating C**
- * **Gas Fired Heating**

- * **Fridge Freezer**
- * **Electric oven & Gas hob**
- * **Washing machine & Dishwasher**
- * **Garage**

- * **4 Bedrooms**
- * **2 Bathrooms**
- * **1 Reception**

Situation

STUDENTS. Available to a group of students who know each other, NOT as individual rooms. Bills not included. A three storey furnished terraced townhouse just north of the City giving easy access to the City centre and Anglia Ruskin University. The accommodation in brief comprises: Ground floor: cloakroom, access to the garage, utility room and fourth bedroom. First floor: spacious kitchen with a good size dining area and living room. Second floor: two double bedrooms - one with an en suite shower room, single bedroom and bathroom. Approx. 1.7 miles from ARU. Available for a fixed period from 29/08/2024 - 15/08/2025 on a joint and several contract. EPC rating C.

Accommodation

Bedroom Four (Ground Floor)

2.58m (8'6") x 2.71m (8'11")

Hard flooring, patio doors out to rear garden.

Cloakroom (Ground Floor)

Fitted with toilet and hand basin.

Entrance hall (Ground Floor)

Hard flooring, stairs to first floor.

Integral garage (Ground Floor)

Hard flooring.

Utility room (Ground Floor)

1.88m (6'3") x 2.07m (6'10")

Hard flooring, door out to rear garden.

Kitchen / Diner (First Floor)

4.89m (16'1") x 5.03m (16'7")

Fitted with a range of eye and base level units, fridge freezer, dining table and chairs. Hard flooring.

Living room (First Floor)

4.89m (16'1") x 5.03m (16'7")

Hard flooring, two leather effect sofas, television unit and coffee table.

Bathroom (Second Floor)

1.00m (3'4") x 2.57m (8'6")

Three piece suite comprising bath with shower over, wc and hand wash basin.

Bedroom One with en suite (Second Floor)

3.01m (9'11") x 3.22m (10'7")

Fitted with carpet, built in wardrobe.

Bedroom Three (Second Floor)

1.98m (6'6") x 2.57m (8'6")

Fitted with carpet.

Bedroom Two (Second Floor)

2.77m (9'2") x 3.17m (10'5")

Fitted with carpet.

Floor Plan

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).

Outside

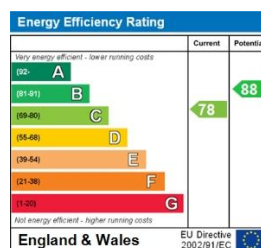
Further Information

The deposit required is £2,538

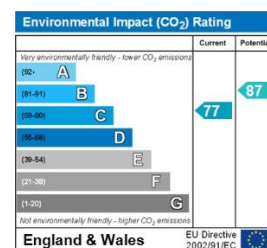
The landlord has requested to include * The tenants agree that if they choose not to renew their tenancy for the next academic term, Cambridge Property Lettings may advertise the property for rent from January of the year in which the tenancy ends and use their keys for viewing access by giving email notice of 24 hours., * The tenants are aware that any doors within the property fitted with automatic closers are not to be propped open or blocked in any way to prevent them closing automatically., * Access to the loft is not permitted as it has not been built to be walked on or for storage., * (Joint tenancies only) All tenants agree to nominate [insert name of lead tenant] as the lead tenant for the purpose of managing the return of the deposit., * The tenant/s are aware the release of the property keys to them is conditional on all named tenants and permitted occupiers (where agreed) having successfully completed their Right to Rent checks on or before the tenancy start date.

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.