



Cambridge
Property
Lettings

Available 19 July 2024

Let Agreed



3 bedroom House

£2,800 pcm

Lilywhite Drive
, Cambridge, CB4 1GB CB4 1GB



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

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

- * **Furnished**
- * **Council Tax Band E**
- * **EPC rating B**
- * **Gas Fired Heating**

- * **Fridge Freezer**
- * **Dish Washer**
- * **Gas hob**
- * **Electric Double Oven**

- * **3 Bedrooms**
- * **2 Bathrooms**
- * **2 Receptions**

Situation

A three storey 3 bedroom home situated in a modern development within attractive well maintained grounds conveniently located for access to the city, Cambridge North train station and the science park. The well presented FURNISHED accommodation is arranged over three floors and includes open plan kitchen/living room opening to the attractive rear garden, master bedroom & en-suite with roof terrace, family bathroom and cloak room plus a study. To the front of the property a driveway provides off-street parking, the attractive rear garden is low maintenance. Dog or cat considered. Not available to sharers.

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 and Security deposit

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. 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 or will be provided when a tenancy starts.

Property Information

EPC rating B Length of tenancy - 12 months Property Type - Town House Property Construction – Standard Number & Types of Room – Please refer to the floor-plan Square Meters - 112 Parking – parking for one car only. 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

All measurements are approximate.

Property Ref: inst-4444

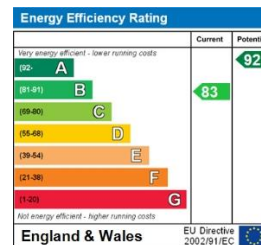
Further Information

The deposit required is £3,230

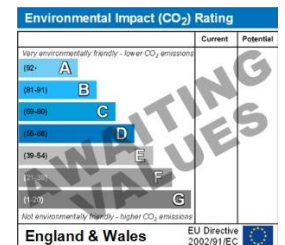
The landlord has requested to include The tenant is aware should they wish to use the water softener they are responsible for ensuring the correct salt blocks are used. , One of the external store cupboards to the front of the property remains locked for the landlords use and is not included in the tenancy., 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. , All tenants agree to nominate Dmytro Nekrasov as the lead tenant for the purpose of managing the return of the deposit.

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.

Creation Date: 25/06/2024

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, 2024. Cambridge Property Letting Ltd Registered in England No. 05833061