



Cambridge
Property
Lettings

Available Now



27 Lingholme Close, Cambridge, CB4 3HW

Approx. 133 sq metres (1432 sq feet)



6 bedroom House

Lingholme Close
, Cambridge, CB4 3HW CB4 3HW

£3,325 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 D**
- * **EPC rating C**
- * **Gas Fired Heating**

- * **Washing Machine**
- * **Tumble dryer**
- * **Dish Washer**
- * **Fridge & Freezer**

- * **6 Bedrooms**
- * **2 Bathrooms**
- * **1 Reception**

Situation

Available to a group who know each other, NOT as individual rooms. Bills not included. A very well presented and spacious mid-terrace three storey 6 bedroom property. Accommodation in brief comprises main bathroom, 6 bedrooms, 1 with en suite, separate cloakroom, superbly fitted kitchen/breakfast room and separate living room. The property is convenient for local Cambridge University departments with local amenities nearby. The property is located 2 miles from ARU. Approximate floor area = 133m²(1431.6ft²). Lawn cutting service included. Available for a fixed period from 01/08/2025 - 19/07/2026 on a joint and several contract. EPC Rating C.

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 Fee & 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 C. Length of tenancy - 12 months. Property Type - Three storey. Property Construction – Brick built with tiled roof. Number & Types of Room – Please refer to the floor-plan. Floor area - 133 sqm. Parking - 1 Allocated parking space. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating source - Gas boiler heating radiators. Broadband Connected -Yes. Broadband Type and Mobile Signal/Coverage can be checked at Ofcom's Broadband and mobile coverage checkerC

Referencing

Guarantor salary required for referencing purposes must be no less than £19,980 per annum, per tenant.

Residential Area

The property is situated within a residential area and residents may include, for example, families with children, night shift workers, professional sharers or elderly people. Students taking on a tenancy in the property are asked to be considerate to their neighbours and mindful of residents within the local area.

Directions

For satellite navigation purposes the postcode is CB4 3HW

All measurements are approximate.

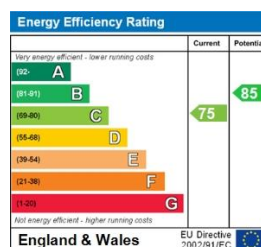
Property Ref: inst-4308

Further Information

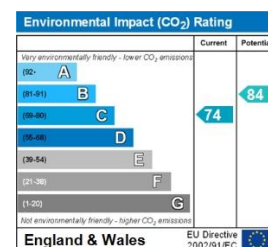
The deposit required is £3,836

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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