



## Neath Farm Court

, Cherry Hinton, Cambridge, CB1 3EX

# Rental £2,400 pcm

3 bedroom House available 27 August 2024

Unit 4, New Close Farm, Butt Lane, Milton, CB24 6DQ  
[info@letsrentcambridge.com](mailto:info@letsrentcambridge.com)

# 01223 967 277

**Opening Times**

Mon 08.00 - 22.00; Tues 08.00 - 22.00

Wed 08.00 - 22.00; Thurs 08.00 - 22.00

Fri 08.00 - 22.00; Sat Closed; Sun Closed

# Lets Rent Cambridge

\* Unfurnished

## Situation

Modern and spacious 3 bedroom 3 storey property located in a quiet cul de sac, ideal for access to Addenbrookes, Cambridge City Centre or the A14/M11 commuter routes. Accommodation comprises entrance hall with fully fitted kitchen, living/ dining room, with conservatory off that leads to an enclosed rear garden. WC. To the first floor are 2 double bedrooms and a family bathroom. On the top floor is the master bedroom with en-suite shower room built in wardrobe and a balcony. Car port for 1 car. Gas central Heating. Council Tax Band D - £2248 2024/2025 Deposit £2769.23 (1 week holding deposit £553.84) EPC Rating B Fees during the tenancy (payable to the Agent) • Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. • Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). • £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. • £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent Property Ref: inst-1571

All measurements are approximate.

## Further Information

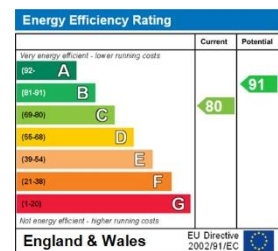
The deposit required is £2,769.23

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

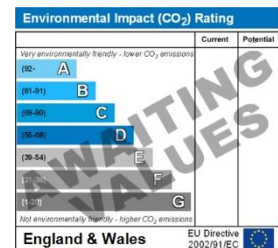
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 23/07/2024

## 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 © Lets Rent Cambridge, 2024. Lets Rent Cambridge Registered in England No.