



## Bell Road

, Bottisham, Cambridge, CB25 9GX

**Rental £1,400 pcm**  
2 bedroom Flat / Apartment available Now

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

Located close to the heart of the village is this modern light and airy 2 bedroom unfurnished 1st floor flat with good nearby transport links - is close to the A14 and 3 rail stations. Large open plan kitchen/ living/ dining room, with integrated appliances, washer dryer, fridge, freezer, dishwasher, and electric oven, hob and extractor. Fully fitted bathroom with shower over bath. Master bedroom with built in wardrobes and second double bedroom with fitted wardrobes. 2 private designated parking spaces and bike racks. Sorry no pets permitted. Property is just over 5 years old so decor and wood laminate flooring are in great condition. Security intercom door access system. EPC Rating B. Council Tax Band B. £1824 2025-2026 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 Property Ref: inst-1717

All measurements are approximate.

## Further Information

The deposit required is £1,615.35

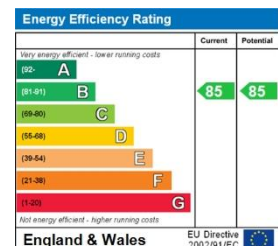
The landlord has requested to include Internal walls are sound proofed, so nothing is to be fixed to the walls with nails or screws. Command strips only., The development has a strict no pets policy.

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

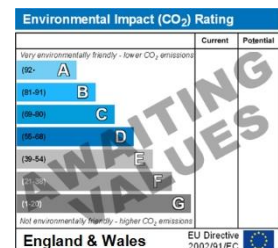
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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. The lower the rating the more environmentally friendly the home is and the lower the carbon footprint will be. Creation Date: 12/12/2025

## 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, 2025. Lets Rent Cambridge Registered in England No.