Lets Rent Cambridge







Brookfield

, Newnham Walk, Cambridge, CB3 9HQ

Rental £1,900 pcm

2 bedroom Flat / Apartment available 27 November 2026

Unit 4, New Close Farm, Butt Lane, Milton, CB24 6DQ
info@letsrentcambridge.com
01223 863000

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

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* Unfurnished

Situation

Located in a prime position for access to the city centre is this quiet 2 double bedroom apartment. Large bright open plan living room with bay window, fully fitted modern kitchen with ceramic hob, oven, integrated fridge, washer/dryer and dishwasher. Two bright and airy double bedrooms. Bathroom with shower over bath, WC & basin. Gas Central Heating. Permit parking available on Newnham Walk. EPC Rating D 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 checks, deposit registration as well as the preparation and execution of new legal documents. • Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under

Property Ref: inst-1795

All measurements are approximate.

Further Information

The deposit required is £2,192.30

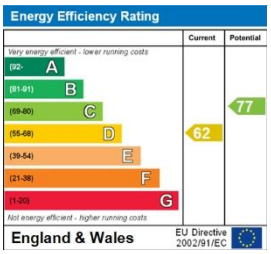
The landlord has requested to include The tenants must under no circumstances puncture any walls with any pins, hooks or other sharp objects, this is because there is a damp proof course which can be damaged if walls are pierced.

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

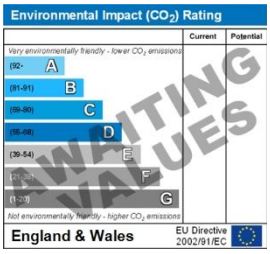
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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 (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

Creation Date: 14/11/2026

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 , 2026. Lets Rent Cambridge Registered in England No.