

01223 841842 | bidwells.co.uk



20 The Steel Building, Kingfisher Way, Cambridge, CB2 8BT

Rent: £1,375 pcm
Unfurnished

A stunning modern second floor one bedroom apartment situated in the award winning Accordia development, close to the city centre.

Available: 30th October 2020

Regret No Students, Sharers, Smokers or Pets

Location

The property is located within the award winning development by Redeham Homes off Brooklands Avenue, situated on the south side of the city.

The University Botanic Gardens (listed in the Heritage register of Arts and Gardens of Historic Interest) are adjacent and many of Cambridge's leading schools including The Perse, St Faith's St Mary's, The Leys and Hills Road Sixth Form College are nearby.

It is conveniently placed for access to a mainline railway station (0.5 miles), providing services to Liverpool Street and King's Cross in approximately 70 minutes and 50 minutes respectively; and the M11 (2.5 miles) providing access to London, the A14 and the A1.

Description

A modern first floor apartment with a spacious interior comprising an open plan living/dining/kitchen area with range of fitted appliances, double bedroom with built in double wardrobe and a stylish fully tiled shower room. The apartment further benefits from gas fired under floor heating and there is an allocated parking space within a secure under croft parking area.

Particular Features of Note:

- **Entrance Hall with hardwood veneer flooring and three storage cupboards. Bosch washer/dryer located in cupboard.**
- **Kitchen/Living/Dining Area 8.12m x 4.37m (26'8" x 14'6") Open plan living area. Telephone and TV outlets provided, including whole house wiring for cable and terrestrial TV, FM and DAB radio (tenant to pay connection costs). Full length glass doors leading to Juliete balconies**
- **Kitchen Wall and base units, 1 1/2 bowl Smeg sink and mixer tap, stainless steel Miele oven, microwave, ceramic hob, Elica extractor hood, integrated fridge/freezer and dishwasher. Brazilian slate flooring.**
- **Bedroom 1 3.46m x 2.85m (11'4" x 9'4") with built-in wardrobe with mirrored sliding doors. Full length glass door leading to Juliete balcony**
- **Bathroom Villeroy & Boch sanitary ware, WC, basin, Hans Grohe shower cubicle, mirror with recessed vanity downlights and heated towel rail. Hansgrohe brass finish fittings. Italian design limestone wall and floor tiles.**
- **Gas fired central heating throughout via under floor heating.**
- **1 allocated parking space and secure cycle provision within garage enclosure.**



Kitchen



Bedroom



Bathroom



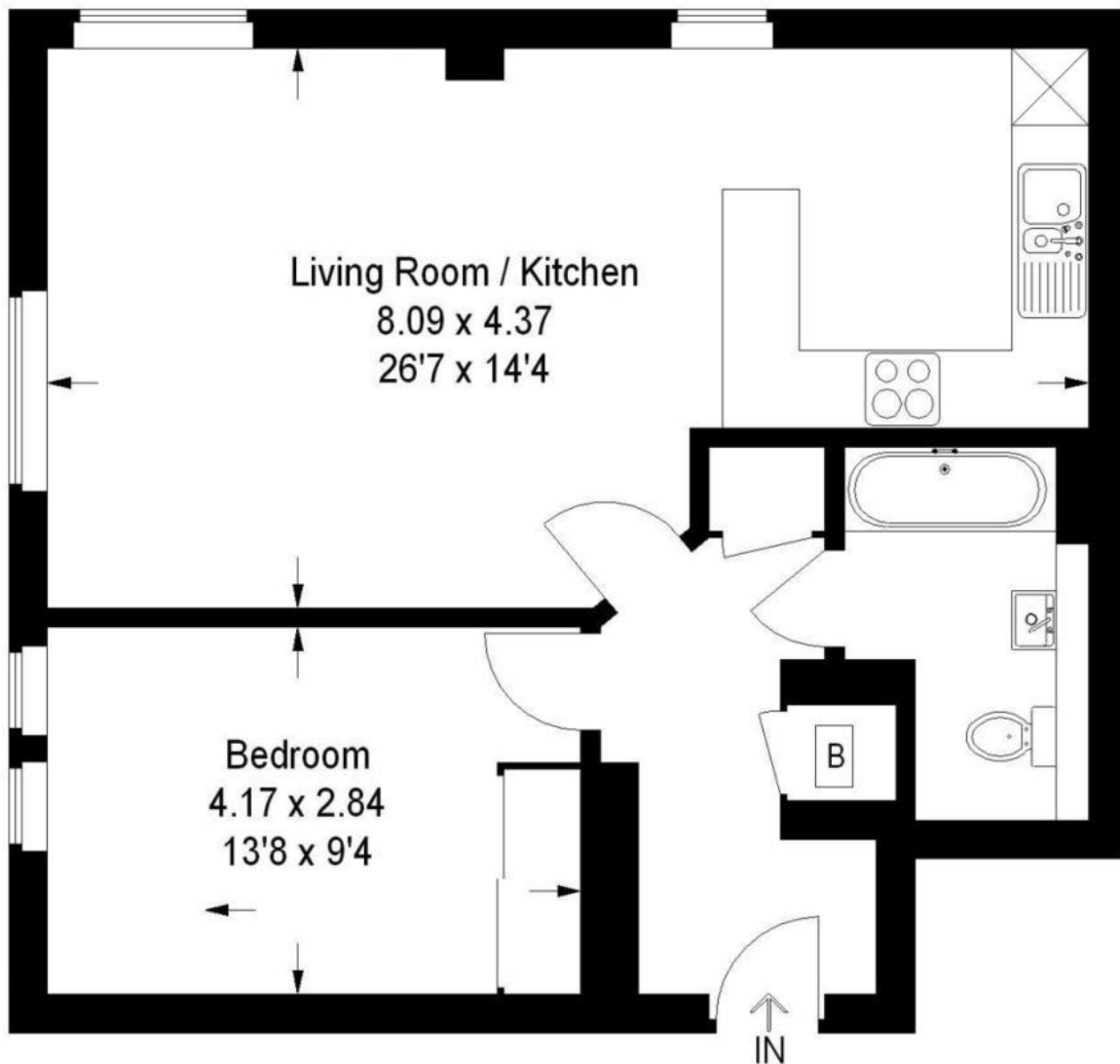
View

20 The Steel Building, Kingfisher Way, Cambridge, CB2

Approximate Gross Internal Area :-
57 sq m / 613 sq ft



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2nd Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Electricity enquiries
MPAS
08456 015467

Gas enquiries
Meter Helpline
08706 081524

Council Tax
Cambridge City Council
01223 457790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £1,375 pcm Unfurnished.

Deposit

£1586.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£317.00

Once your application has been accepted, in order to reserve the property, the above holding deposit will need to be paid. Once received, we shall be able to start the referencing process. The holding deposit will be returned to you within 15 calendar days, unless the referencing and signing of the Tenancy Agreement exceeds this timeframe.

Please note this will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee).

References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

Payment

The first payment of the rent, deposit and professional fee should ideally be paid by banker's draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

Viewing

Strictly by appointment with Bidwells, telephone 01223 841842.

Important Notice

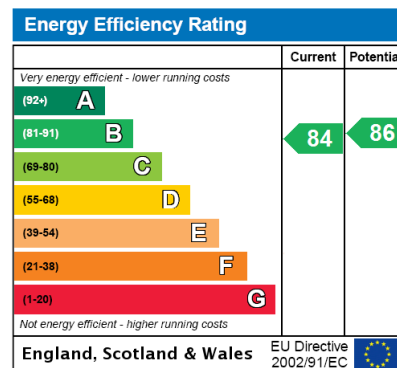
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 841842. The graphs below show the property's energy efficiency and environmental impact rating.



Bidwells

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Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection.

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This property is managed by Bidwells.