

01223 841842 | bidwells.co.uk



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

Rent: £1,350 pcm
Part Furnished

A beautifully presented 1 bedroom apartment located in a central Cambridge location with excellent access to the mainline railway station and City Centre.

Available: 27th October 2020

Regret No Students, Sharers, Smokers or Pets

Location

The Accordia Living development is located just off of Brooklands Avenue within short walking distance of Cambridge City Centre. The Cambridge Leisure Park is situated just a few minutes' walk away, and accommodates restaurants and bars, a gym, cinema and bowling alley.

The mainline railway station provides high-speed connections to London King's Cross in 45 minutes and Stansted Airport in 30 minutes. The Citi 1 and Citi 7 bus service provide access to the City Centre, Science and Business Parks, and Addenbrooke's Hospital and the Biomedical Campus. The nearby M11 provides access to London and Stansted Airport to the South, and the A14 and A1 to the North.

The Cambridge train station and guided bus way, which provides regular connections to Addenbrooke's Hospital, the Biomedical Campus and Trumpington Park & Ride. The mainline railway station provides fast and convenient access to London King's Cross in 45 minutes and Stansted Airport in 30 minutes.

Description

Located just off Brooklands Avenue in the Accordia Living development, this 3rd floor apartment offers a stylish and modern accommodation measuring an approximate 600 square feet and comprising of an open-plan kitchen and living space, double bedroom and bathroom along with multiple cupboard storage, a south facing balcony and secure parking. Built to a high standard, this property further benefits from low energy lighting, double-glazing and central under-floor heating throughout.

Particular Features of Note:

- Entrance hall with hardwood veneer flooring, secure entry phone system, storage closet and airing cupboard containing a Bosch washer/dryer.
- Bathroom with tiled flooring and walls, bath with chrome mixer tap/shower attachment and glass screen, basin and W.C. with large shaver mirror and socket above, extractor fan and heated towel rail.
- A large open-plan kitchen/living area with hard wood flooring, twin windows to the side aspect, and sliding glass door access to the balcony. The Kitchenette features slate flooring, bespoke base storage units with a composite worktop and breakfast bar, stainless steel sink and drainer and a range or Miele integrated appliances including an oven with ceramic hob and extractor fan hood, dishwasher, combination microwave and fridge freezer.
- A double bedroom with fitted carpets and window to the front aspect.
- Southwest facing 'L' shaped balcony.
- Allocated parking space in secure ground floor compound.



Living Room



Bedroom



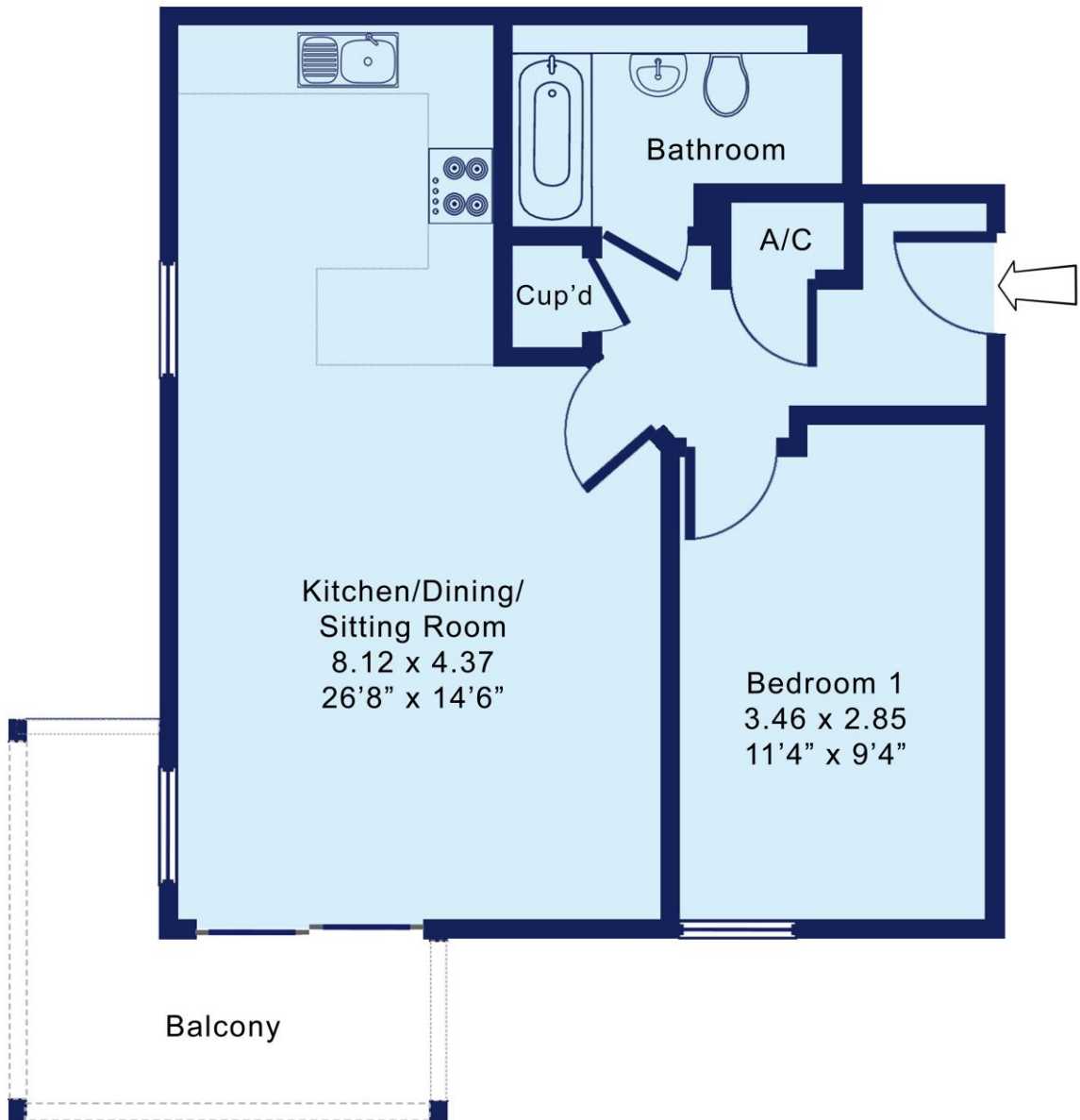
Bathroom



Balcony

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Cambridge, CB2 8BT

Approximate gross internal area 616 ft² / 57 m²



Third Floor



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
TRANSCO 08706 081524

Council Tax
Cambridge City Council
01223 457790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £1,350 pcm Part Furnished.

Deposit

£1557.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£311.00

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

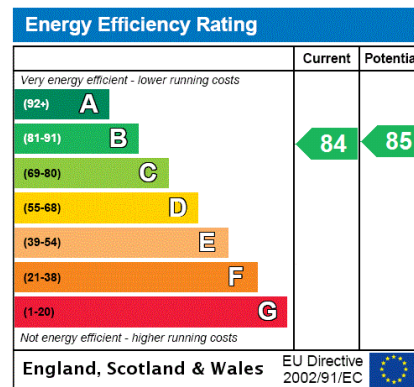
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. 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 is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.

This property is managed by the Landlord.