

01223 841842 | bidwells.co.uk


BIDWELLS



6 Lexington House, 10 Long Road, Cambridge, CB2 8BA

Rent: £1,550 pcm
Unfurnished

A modern stylish first floor apartment conveniently placed for access to Addenbrooke's Hospital and the Biomedical Campus, and major commuter routes.

Available: 30th September 2019

Regret No Students, Sharers, Smokers or Pets

Location

Lexington House is situated on the south side of Long Road, about 1.75 miles from the heart of the city centre which can be reached by bicycle in about 15 minutes. It is particularly well placed for access to Addenbrooke's Hospital, the city's mainline railway station with services to King's Cross and Liverpool Street in about 50 minutes and 70 minutes respectively and the M11 (Junction 11) providing good access to Stanstead Airport and London.

Description

6 Lexington House is a stunning first floor apartment with parking area, secure bicycle store and landscaped communal gardens. The apartment is finished to an extremely high standard and benefits from a well equipped kitchen with full range of fitted Bosch appliances, gas fired central heating, sealed unit double glazing and digital TV and satellite (Sky and Sky +) sockets in the sitting room and both bedrooms.

Particular Features of Note:

- **Communal Lobby - Lift and staircase.**
- **Entrance Hall - Video phone entry system, Amtico flooring and airing cupboard with hot water cylinder.**
- **A delightful dual aspect sitting room with Amtico flooring, television and telephone points and glazed door to balcony.**
- **Kitchen with a range of matching base and eye level storage cupboards, granite work surfaces and Bosch integrated appliances comprising oven, 4 ring gas hob with extractor hood above, microwave, dishwasher, fridge/freezer and washer/dryer.**
- **Bedroom 1 with fitted carpet, television and telephone points and access to en suite shower room.**
- **Bedroom 2 with fitted carpets, television and telephone points.**
- **Bathroom with WC, basin, panelled bath with fitted shower screen and shower unit, tiled splash backs, shaver point, heated towel rail and tiled floor.**
- **Gas fired central heating. Water is solar heated.**
- **Set well back from the road behind a small wooded copse. There is parking and a bin store to the front and a fully enclosed, landscaped garden to the rear with paved terracing, lawn area, flower and shrub beds and a covered bicycle store.**



Kitchen/Living Area



Bedroom 1



Bathroom



Communal Garden

6 Lexington House, 10 Long Road,
Cambridge, CB2 8BA

Approximate gross internal area
764 sq ft / 71 sq m



FIRST FLOOR



| | | |
|-------------|-------------|---------------|
| Living Room | 6.72 x 3.95 | 22'1" x 13'0" |
| Kitchen | 2.52 x 2.27 | 8'3" x 7'5" |
| Bedroom 1 | 3.27 x 3.49 | 10'9" x 11'5" |
| Bedroom 2 | 2.84 x 3.23 | 9'4" x 10'7" |

Illustration for identification purposes only. All 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
TRANSCO 08706 081524

Cambridge City Council
01223 457790

Cambridge Water Company
01223 706050

Rent

Rent: £1,550 pcm Unfurnished.

Deposit

£1,788.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£357.00

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

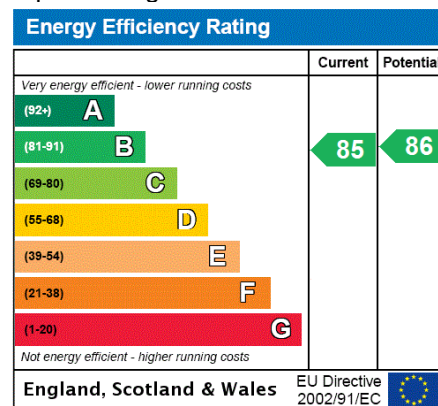
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. 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

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Tel: 01223 841842

Fax: 01223 840721

www.bidwells.co.uk

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.

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.