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BIDWELLS



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

Rent: £1,500 pcm
Furnished

A stylish, contemporary second floor apartment situated close to Addenbrooke's Hospital.

Available: 23rd October 2019

Regret No Students, Sharers, Smokers or Pets

Location

Lexington House is situated on the south side of Long Road, about 2 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 Stansted Airport and London.

Description

9 Lexington House is a stunning second floor apartment. It is one of just 10 contemporary apartments approached via a private wooded copse with parking area, secure bicycle store and landscaped communal gardens. The apartment is available on a furnished basis and finished to an extremely high standard.

Particular Features of Note:

- Entrance hall with video phone entry system.
- Delightful dual aspect living/dining room with antico floor and access to balcony.
- Fully fitted kitchen with integrated Bosch appliances comprising oven, 4 x gas ring hob with extractor hood, microwave, dishwasher, fridge/freezer and washer/dryer.
- Gas fired central heating & sealed unit double glazing.
- Digital TV and satellite (Sky and Sky +) sockets in the sitting room and both bedrooms. (Tenant responsible for SKY subscription).
- Covered bicycle store and secure parking for one car.



Bedroom



Ensuite



Communal gardens



Communal gardens

9 Lexington House, 10 Long Road, Cambridge, Cambridgeshire, CB2

Approximate Gross Internal Area :- 76 sq m / 818 sq ft



Second 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
08456 015467

Gas enquiries
08706 081524

Cambridge City Council
Tel: 01223 457790

Cambridge Water Plc
Tel: 01223 706050

Rent

Rent: £1,500 pcm
Furnished.

Deposit

£1,730.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy

Holding Deposit

£346

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

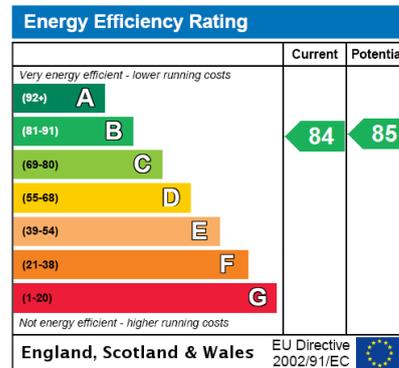
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

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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.