

01223 841842 | bidwells.co.uk



35 Whittle Avenue, Trumpington, Cambridge, CB2 9BW

Rent: £1,325 pcm
Unfurnished

A modern spacious 2 bedroom apartment conveniently located close to the city centre and major commuter routes

Available: 25th September 2019

Regret No Students, Sharers, Smokers or Pets

Location

Located in the Paragon development in Trumpington, this stylish apartment comprises of two double bedrooms including one ensuite, a large sitting room/kitchen, bathroom and balcony. It benefits from central heating, and double glazed windows throughout

Description

Paragon is situated alongside the Great Knighton, Trumpington development. It plays home to a community of professionals and families alike. The central recreation park forms a thriving focal point for the local residents, and nearby amenities including the Trumpington Meadows Primary School, Waitrose supermarket, post office, doctor's surgery, restaurants and pubs.

It provides excellent access to the city centre via guided bus service and adjacent cycle/foot path. The M11 is located just 5 minutes away, providing access to the A14 and A1 to the north and the M11/Stansted Airport/M25 to the south.

Cambridge is home to a number of high performing schools and colleges including The Leys, The Perse School, and St Faith's.

There is easy access to Addenbrooke's Hospital and the Cambridge Biomedical Campus.

The Cambridge train station provides frequent connections to London within 45 minutes and Stansted Airport in 30 minutes.

Particular Features of Note:

- **Double bedroom (3.18m x 4.37m - 10'5" x 14'4") with fitted carpets, built-in wardrobe, wall-mounted radiator and access to the ensuite shower room with tiled flooring and partially tiled walls, shower, basin with mirror cabinet above, W.C. and heated towel rail.**
- **1 further double bedroom (2.99m x 3.74m - 9'10" x 12'3") with fitted carpets and wall-mounted radiator.**
- **Spacious bathroom with tiled flooring and partially tiled walls, bath with fitted shower and screen, basin with mirror cabinet above, WC and heated towel rail.**
- **Kitchen/Dining/Sitting Room (4.79m x 7.96m - 15'9" x 26'1"). Sitting/Dining Room with fitted carpets, wall-mounted radiator and access to balcony. Fully fitted kitchen with laminate flooring and black granite worktop, a range of integrated appliances including Indesit fridge/freezer, Hotpoint double oven with gas hob and extractor fan hood, an Indesit dishwasher and washing machine.**
- **Large balcony overlooking the communal recreation park.**



Bedroom



Bathroom



Bedroom

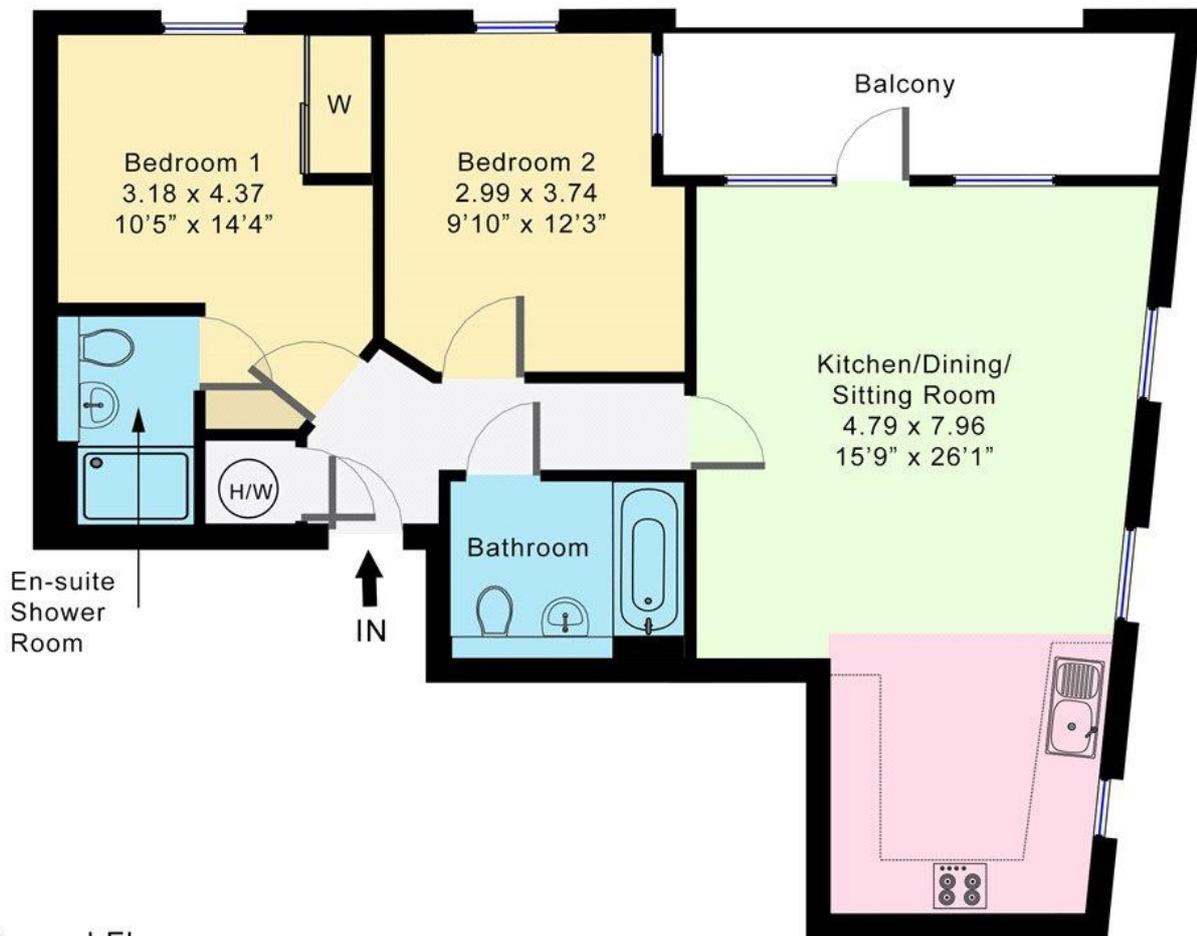


Balcony

35 Whittle Avenue, Trumpington,
Cambridge CB2 9BW
Approximate gross internal
area 743 ft² / 69 m²



- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



Second 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 706050E

Rent

Rent: £1,325 pcm Unfurnished.

Deposit

£1,528.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£305.00

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

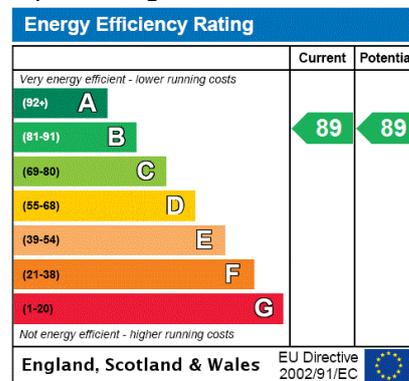
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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