

01223 841842 | bidwells.co.uk


BIDWELLS



Flat 1 The Forbes Building, 1 Austin Drive, Trumpington, Cambridge, CB2 9BB

**Rent: £1,100 pcm
Unfurnished**

A modern 1 bed apartment located within a popular village south of Cambridge offering easy access to the City Centre, Addenbrooke's Hospital and major commuter routes.

Available: 23rd August

Regret No Students, Sharers, Smokers or Pets

Location

This apartment is part of the recently developed Trumpington suburb of Great Knighton and offers a spacious and comfortable accommodation along with convenient access to the City Centre, Addenbrooke's Hospital and the Biomedical Campus. It comprises of a large living/kitchen/dining room, bedroom and bathroom and measures approximately 527 square feet. The apartment benefits from central heating and double glazing throughout, and a large terrace and allocated parking space.

Description

Great Knighton, is a new urban extension of Trumpington. Nearby amenities in Trumpington include a supermarket, post office, doctor's surgery and both the Fawcett and Trumpington Meadows primary schools. Great Knighton provides excellent access to the city centre, Addenbrooke's Hospital and the Biomedical Campus via the guided bus service and adjacent cycle/foot path.

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

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

Particular Features of Note:

- **Approximate gross area 527 sq. ft. (49 sq. m)**
- **Kitchen/dining/living area (3.39m x 7.16m – 11'1" x 23'6"). Laminated flooring running through the dining/living area, double glazed window and access to rear terrace. Modern fitted kitchen with slate tiled flooring and full range of Smeg integrated appliances including fridge, ceramic hob with extractor fan hood, double oven, washing machine and dishwasher.**
- **Bedroom 1 (3.32m x 3.70m – 10'11" x 12'2") with laminated flooring, built-in wardrobe and access to rear terrace.**
- **Bathroom with tiled walls and floor. Includes bath with shower fitting and screen, basin with large mirror and shaving socket above, W.C. and heated towel rail.**
- **Private off-street parking.**



Bedroom



Bathroom

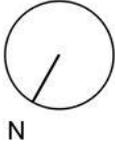


Entrance Hall



Terrace

The Forbes Building, 1 Austin Drive,
Trumpington, Cambridge, CB2 9BB
Approximate gross internal
area 527 ft² / 49 m²



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

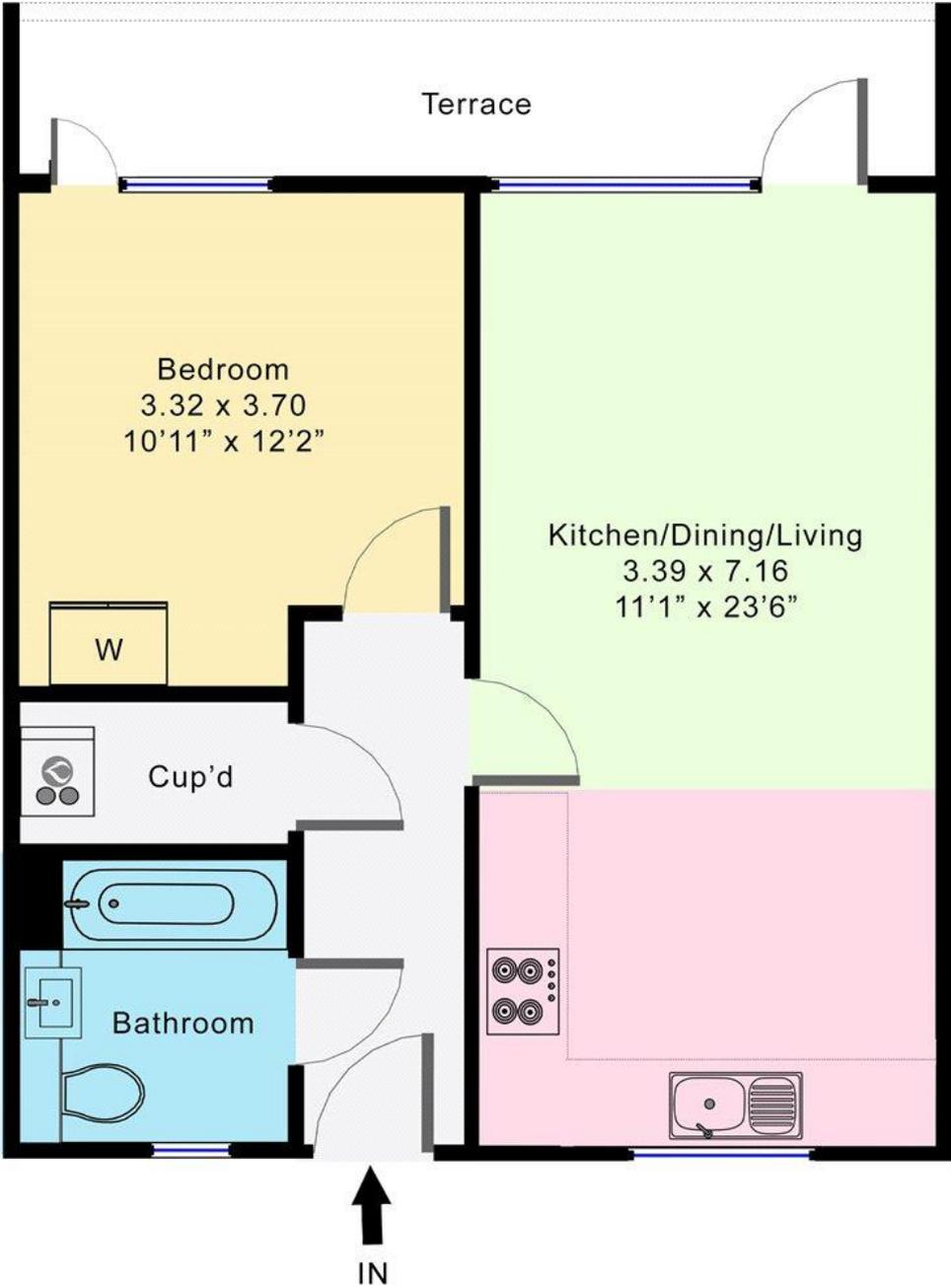


Illustration for identification purposes only. All measurements are approximate. Not to scale.

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 0845 601 5467

Gas Enquiries
Meter Helpline 08706 081524

Council Tax
Cambridge City Council 01223 457790

Water
Cambridge Water Company 01223 706050

Rent

Rent: £1,200 pcm Unfurnished.

Deposit

£1,384.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£276.00

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

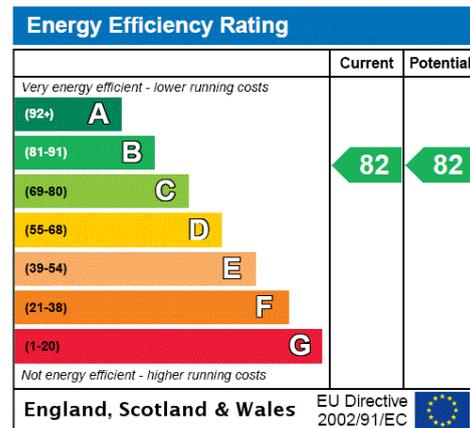
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. 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 841841. 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.

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 Bidwells.