

01223 841842 | bidwells.co.uk



Flat 11, Mallory House, 91 East Road, Cambridge, CB1 1BX

Rent: £895 pcm
Furnished

A modern student apartment within a development located in a central location providing convenient access to Anglia Ruskin University and the Grafton Shopping Centre.

Available: 25th September

Location

Mallory House is situated at the corner of East Road and Newmarket Road in central Cambridge with Anglia Ruskin University located just 5 minutes walk away. The Grafton Shopping Centre is located opposite and accommodates a range of shops, restaurants, bars and a cinema. Other nearby amenities include supermarkets, a doctors surgery and dentists.

The Cambridge train station can be reached easily on foot or via the Citi 3 bus service in around 20 minutes and provides fast connections to London King's Cross in 45 minutes and Stansted Airport in 30 minutes.

Description

This studio apartment is located in Mallory House on East Road. Built for student accommodation, this apartment provides a spacious and comfortable living space with study area and kitchenette, and separate shower room. The development benefits from a secure entry system, bike storage, laundry room, communal gardens and roof terrace.

Particular Features of Note:

- Large open plan living area (4.02m x 5.71m – 13'2" x 18'9") includes;
- Secure entry system
- High speed 100Mbps internet connection and digital TV/FM points
- Quickstep flooring
- Double bed with side storage unit
- Built-in white gloss wardrobe and drawers
- Built in desk with office chair and fitted shelving above with inbuilt LED lighting
- Large Velfac picture window overlooking East Road
- Central heating with thermostat controller and ventilation system with heat recovery
- Kitchenette with fitted storage units and adjacent breakfast seating area, integrated combination oven/microwave/grill, ceramic hob, and fridge with ice compartment.
- Bathroom with walk in shower with glass enclosure, basin and W.C. with tiled surround and large mirror with shaver socket above, vinyl flooring and heated towel rail.
- Internet £30 PCM



Kitchen



Living Area

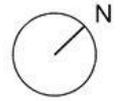


Bathroom

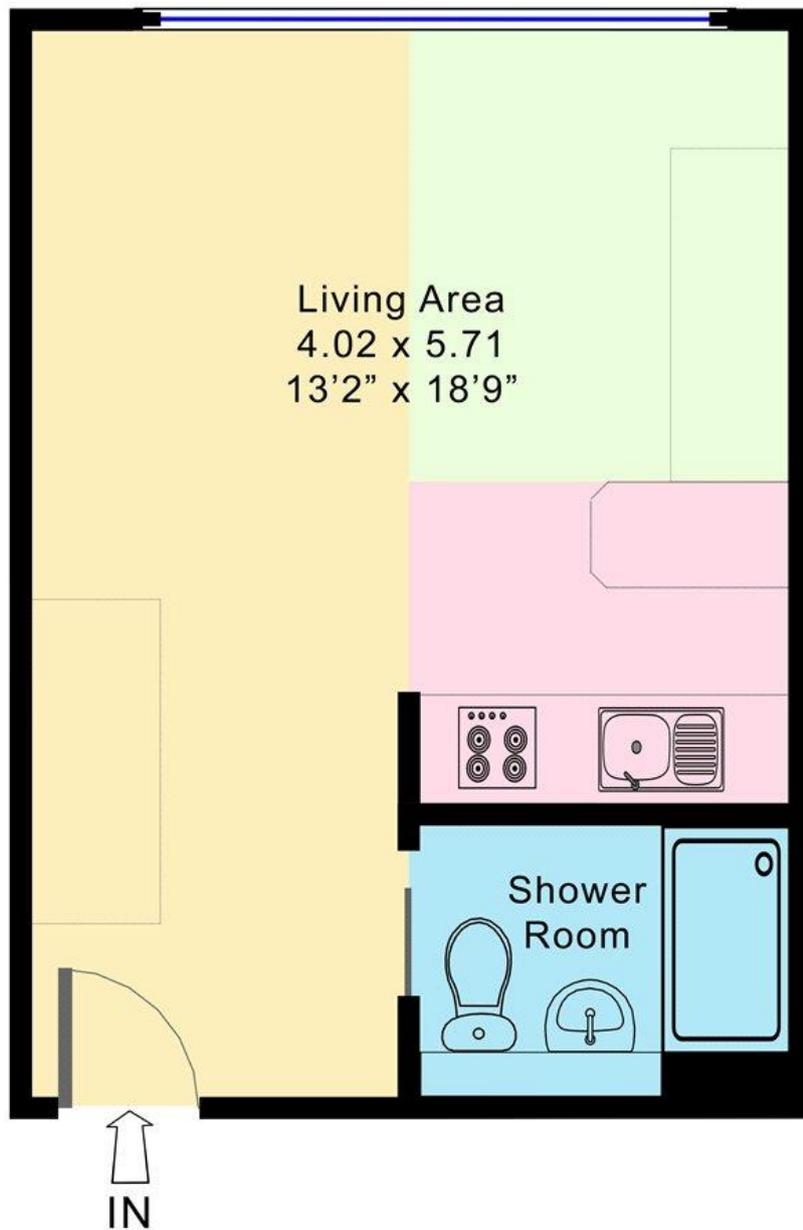


Living Area

11, Mallory House, East Road,
Cambridge, CB1 1BX
Approximate gross internal area 260 ft² / 24 m²



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



First 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:

Utilities

Tenants are responsible for providing Council Tax exemption Certificate or paying Council Tax – 01223 457790

Electricity Provider Enquiries
0845 6015 467

Gas provided by ISTA – this is a pay as you go top up meter

Internet usage surcharge – £30 pcm

Rent

Rent: £895 pcm Furnished.

Deposit

£1032.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£206.00

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

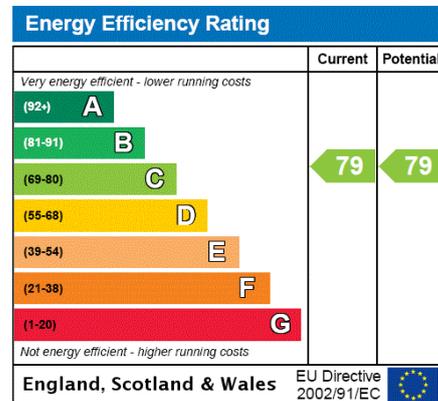
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

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