

01223 841842 | bidwells.co.uk



38 The Levels, 150 Hills Road, Cambridge, CB2 8PB

Rent: £1,450 pcm
Unfurnished

A spacious, modern first floor 2 bedroom apartment in the prestigious Levels development on Hills Road.

Available: 3rd October Regret No Students, Sharers, Smokers or Pets

Location

Located just south of the City Centre, The Levels has excellent access to Cambridge Railway Station providing mainline services to London's Kings Cross and Liverpool Street (approximate 50 and 70 minutes respectively)

The Levels lies opposite the Cambridge Leisure Complex which offers a comprehensive range of facilities including multi-screen cinema, Ten Pin Bowling, a range of restaurants, Health Club, Theatre and Hotel. Beneath The Levels is the acclaimed 'Alimentum' restaurant.

Description

These stylish and contemporary apartments were built by Highland Homes in 2007.

Particular Features of Note:

- **Video entry system**
- **Lift linked to all floors**
- **Fitted kitchen with integrated appliances comprising electric oven, ceramic hob, extractor, fridge freezer, microwave and dishwasher.**
- **The bathroom and en suite comprise classic Villeroy and Bosch sanitaryware, mirror and heated towel rail.**
- **Underfloor heating**
- **Excellent storage throughout with floor to ceiling cupboards**
- **Entrance hall**
- **Double wardrobes to both bedrooms**
- **Secure parking and cycle storage**



Master Bedroom



Bathroom



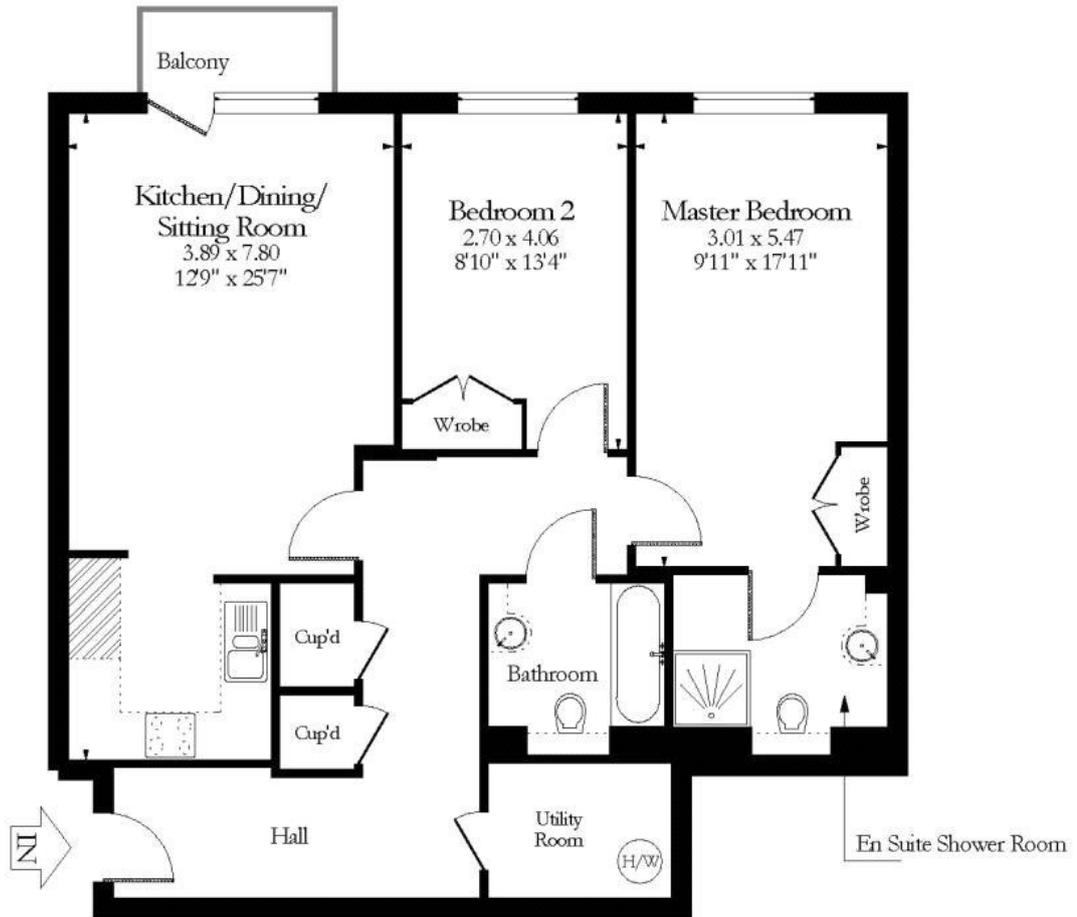
Bedroom



Balcony

Flat 38, The Levels, Hills Road, Cambridge

Gross Internal Area 88 m² (949 ft²) excluding balcony



NOT TO SCALE: For guidance purposes only

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:

Council Tax
Cambridge City Council 01223 457790

Water
Cambridge Water Company 01223 706050

Electricity provider enquiries 08456 015467

Rent

Rent: £1,450 pcm Unfurnished.

Deposit

£1,673.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£334.00

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

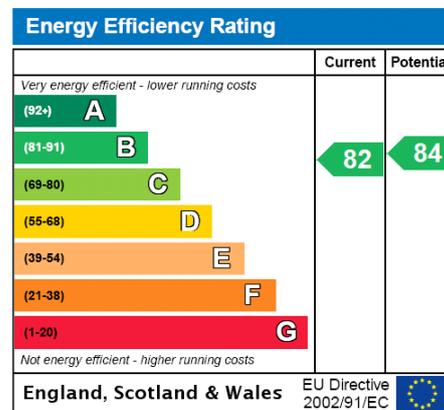
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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