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9 Croft Lodge, Barton Road, Cambridge, Cambridgeshire, CB3 9LA

Rent: £1,500 pcm
Furnished

2 bedroom apartment situated in this highly regarded location approximately 1 mile from the city centre.

Available: 11th October

Regret No Students, Sharers, Smokers or Pets

Location

Croft Lodge is located on the corner of Barton Road and Millington Road. Newnham provides a range of local amenities including grocers, butchers, chemist, and the Newnham Croft Infant School.

The bus provides a regular service to the city centre with connecting services for the train station, Addenbrooke's Hospital and the Science Park.

The Cambridge train station provides frequent connections to London and the nearby M11 provides access to Stansted Airport/M25 and the A14 and A1 to the north.

Description

Located in the popular suburb of Newnham, Croft lodge is a spacious two bedroom apartment that offers comfortable living and excellent access to the city centre, railway station and major commuter routes.

Recently redecorated to a high standard, this top floor apartment consists of a large living area, two double bedrooms, a bathroom and fully fitted kitchen. The apartment also benefits from gas central heating.

Particular Features of Note:

- **Entrance hall with storage cupboard.**
- **Bedroom 1 with fitted carpets and wall mounted radiator.**
- **Bedroom 2 with fitted carpets and wall mounted radiator.**
- **Bathroom with tiled flooring and partially tiled walls, bath with fitted shower and screen, basin with mirror.**
- **Fully fitted kitchen with a range of wall and floor units and a washing machine, dishwasher and gas cooker.**
- **Off street parking to the rear of the building**
- **Fully furnished**
- **South facing flat so plenty of natural light**
- **Garage**



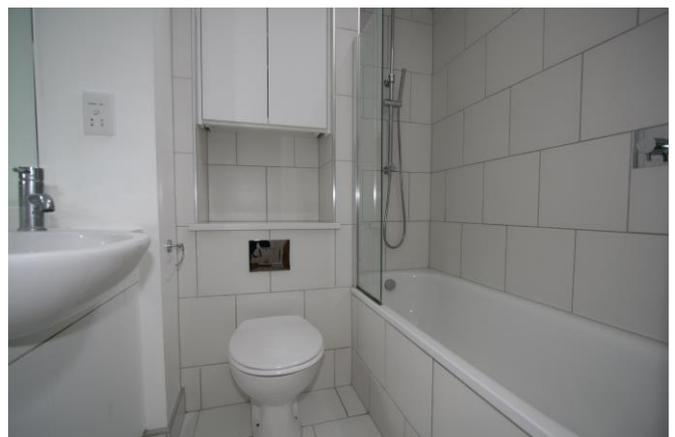
Living Area



Dining Area



Bedroom 1

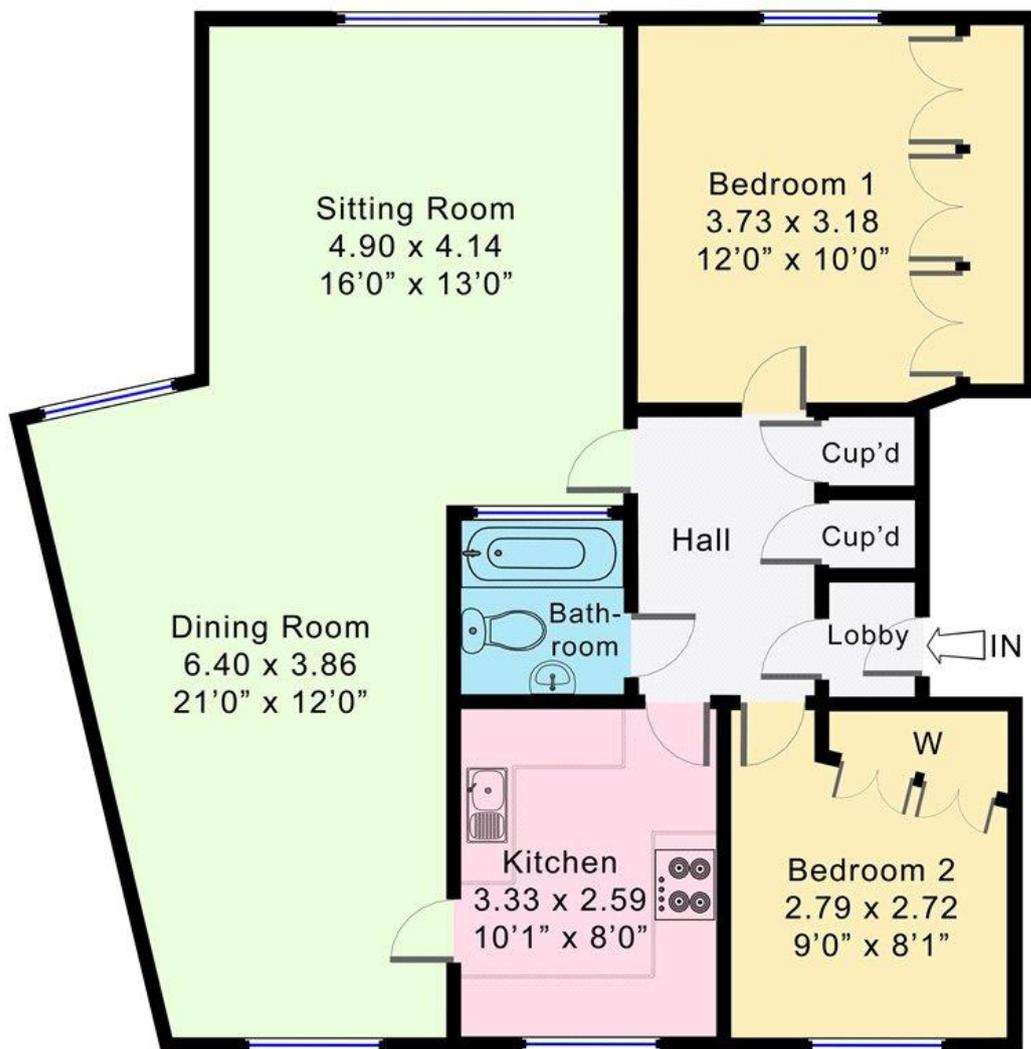


Bathroom

9 Croft Lodge, Barton Road,
Cambridge, CB3 9LA
Approximate gross internal area 915 ft² / 85 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 MPAS t: 0845 601 5467

Gas Meter Helpline t: 08706 081 524

Council Tax Cambridge City Council: 01223 457790

Water Cambridge Water Company: 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

£ 346.00

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bidwells

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This property is managed by Bidwells.