

01223 841842 | bidwells.co.uk



40 Charger Road, Trumpington, Cambridge, CB2 9EA

Rent: £1,375 pcm
Unfurnished

A stylish 2 bedroom apartment located within a popular south Cambridge development, with convenient access to the city centre, Addenbrooke's Hospital and major commuter routes.

Available: 7th October

Regret No Students, Sharers, Smokers or Pets

Location

Trumpington Meadows offers a wide range of local amenities including shops, pubs, restaurants and supermarket. Trumpington Park & Ride and guided bus station are located within a short walking distance and provide a regular service to the city centre, mainline railway station and Addenbrooke's Hospital and Biomedical Campus. The Cambridge train station provides frequent connections to London within 45 minutes and Stansted Airport in 30 minutes.

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.

Description

Developed by Barratt Homes, this apartment is located in the sought after Trumpington Meadows development and is perfectly placed on the border of the Trumpington Meadows Nature Reserve. Built to a high standard this property provides a stylish modern accommodation comprising of a large open-plan kitchen/dining/living area, 2 double bedrooms including a master en-suite, and family bathroom. The property further benefits from gas central heating and double glazing throughout, secure entry phone system, balcony and an allocated parking space.

Particular features of note include:

- Large open-plan kitchen/living area with folding glass doors leading to the balcony and bespoke fitted base units a full range of Electrolux integrated appliances including fridge freezer, dishwasher, oven and 4 ring gas hob with extractor fan hood.
- Master bedroom en-suite with built-in double wardrobe and access to the en-suite shower room which features shower with chrome mixer and glass enclosure, W.C. and basin with shaver socket above, extractor fan and heated towel rail.
- Second double bedroom with laminate wood strip flooring, wall mounted radiator, and twin windows to the front aspect.
- Bathroom with tiled flooring and partially tiled walls, shower with chrome mixer and glass enclosure, bath with chrome mixer and shower attachment, W.C. and basin with shaver socket above, extractor fan and heated towel rail.
- Balcony
- Allocated parking space



Bedroom One



Bedroom Two



Bathroom



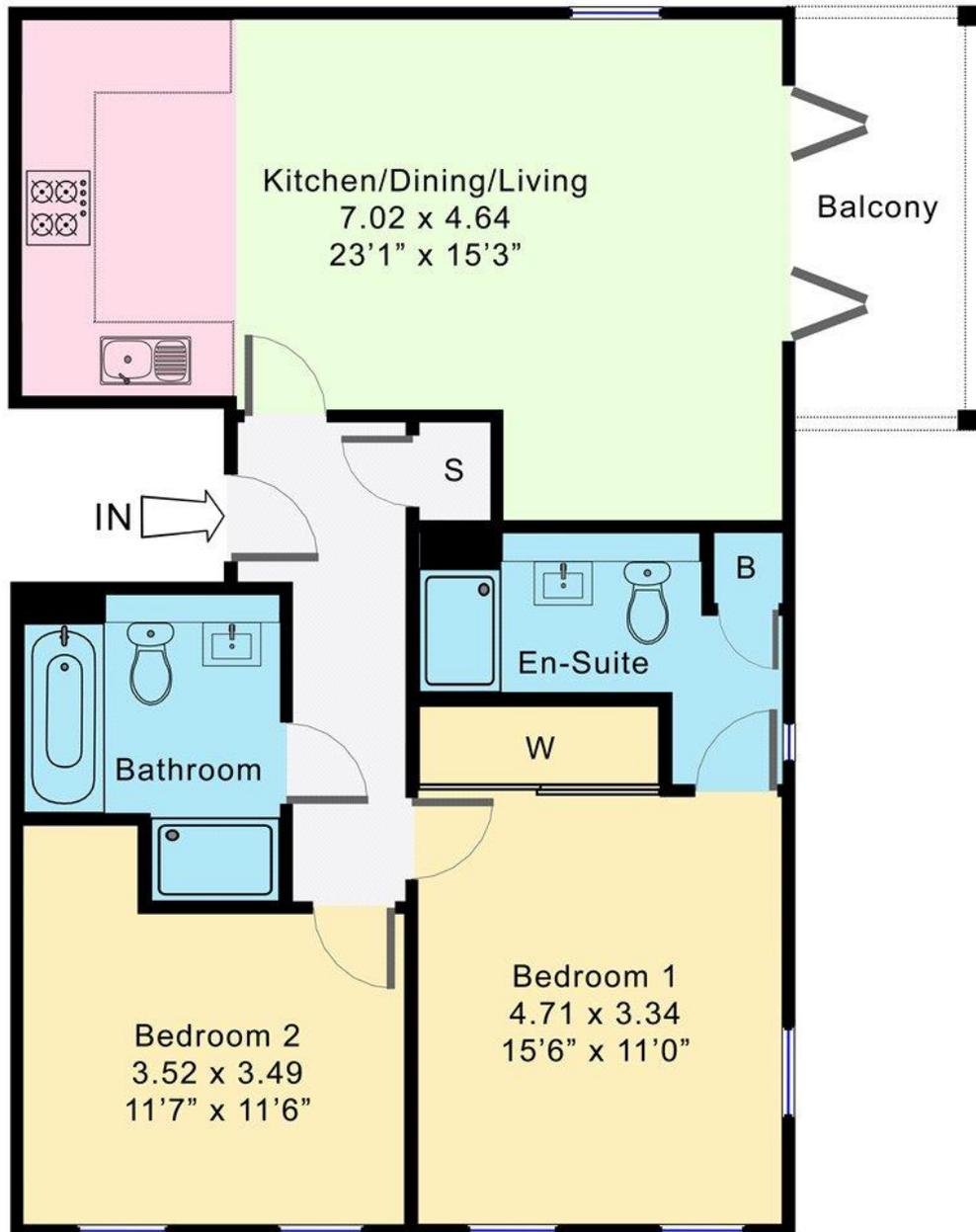
En Suite Bathroom

40 Charger Road, Trumpington
Cambridge, CB2 9EA

Approximate gross internal area 807 ft² / 75 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 Provider Enquiries
0845 601 5467

Gas Provider Enquiries
08706 081 524

Council Tax
Cambridge City Council
01223 457790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £1,375 pcm Unfurnished.

Deposit

£1586.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£ 317.00

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

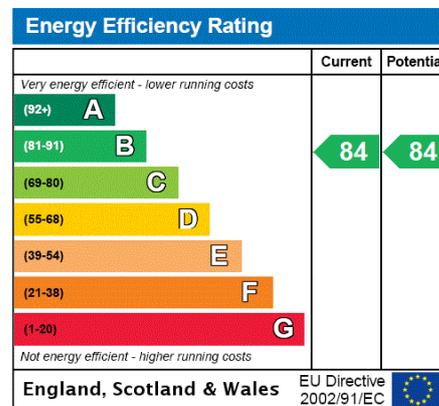
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Health & Safety

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.