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BIDWELLS



New Square, Cambridge, CB1 1EZ

Rent: £1,425 pcm  
Furnished

A stylish and contemporary basement level 1 bedroom flat, newly renovated to an exceptionally high standard in the very heart of Cambridge.

Available: 11<sup>th</sup> July 2019

Regret No Students, Sharers, Smokers or Pets

## Location

Perfectly situated, the property is located in a prestigious part of the City, being only a stone's throw away from the city centre, Grafton Shopping Centre, Parkers Piece and offering easy access to excellent local amenities and transport connections.

Cambridge railway station is within about 1 mile providing services to London's King's Cross and Liverpool Street in approximately 52 and 68 minutes respectively.

## Description

The flat has been finished to a very high specification with modern fixtures and fittings.

This flat is offered fully furnished with high quality furniture and features:

- **Underfloor heating system.**
- **Generously sized open plan kitchen and living/dining area.**
- **Contemporary fitted kitchen with high specification white handle-less units with recessed LED down lighting, corian worktops, stainless steel sink with chrome mixer tap.**
- **Equipped with integrated Bosch oven/induction hob, washing machine and fridge/freezer.**
- **There is a good-sized double bedroom with a fully fitted built in wardrobe and a window looking out the landscaped communal garden. The apartment benefits from a modern fitted ensuite shower room with rain shower head.**
- **Outside communal bike and bin store.**

Please note there is no parking available.

Bidwells are only advertising this property on behalf of Jesus College, Cambridge. For further information, or to arrange a viewing, please contact the College's housing office on 01223 760353, or email [housing-administrator@jesus.cam.uk](mailto:housing-administrator@jesus.cam.uk). Viewings will be carried out after the 4<sup>th</sup> July 2019.



Bedroom



Bedroom



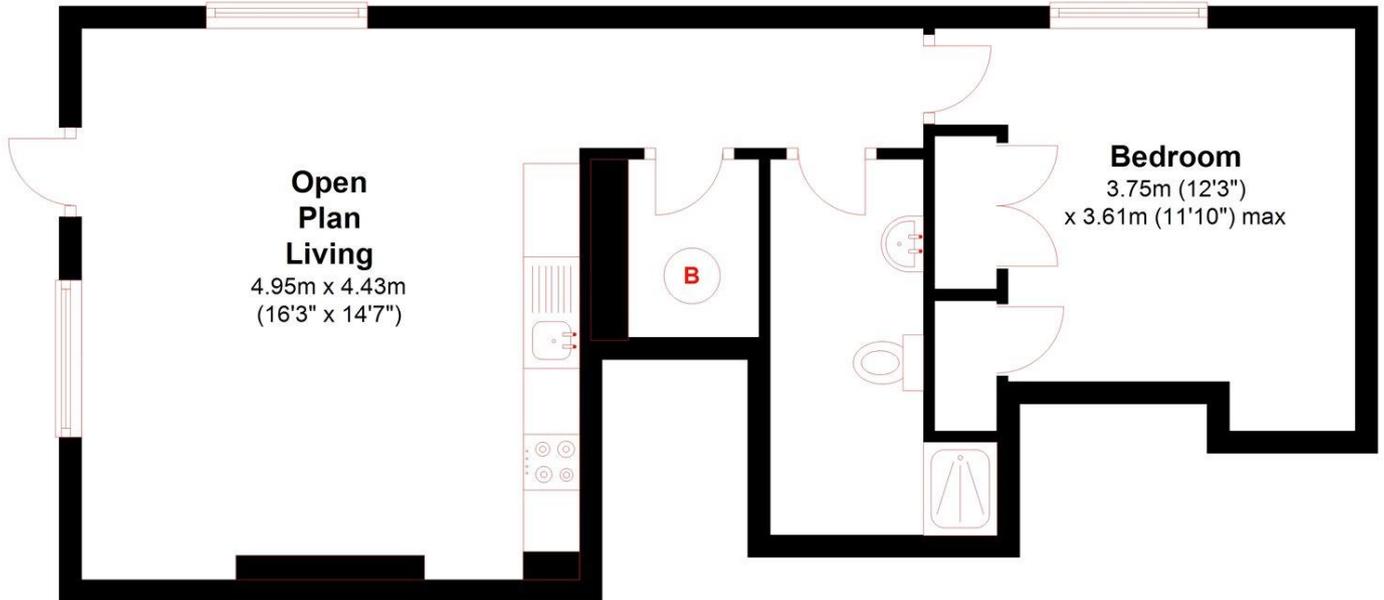
Open plan sitting and kitchen



Bathroom

## Lower Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 sq. feet)

**Flat 1 48 New Square, Cambridge**

## 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 08456 015467

Gas enquiries Meter Helpline 08706 081524

Council Tax Cambridge City Council - 01223 457790

Water Cambridge Water Company 01223 706050

## Rent

Rent: £1,425pcm Furnished.

## Deposit

£1,644.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£328.00

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	44
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Bidwells

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Bidwells is also a member of The Property Ombudsman Redress Scheme.

**This property is managed by Jesus College.**