

01223 841842 | bidwells.co.uk


BIDWELLS



23 Portugal Street, Cambridge, CB5 8AW

Rent: £2,900 pcm
Unfurnished

A stylish 4 bedroom townhouse in a central location adjacent to Jesus Green. Private parking spaces and within a short walking distance of Cambridge amenities.

Available: 1st September 2019

Regret No Students, Sharers, or Smokers.

Location

Portugal Street is located northwest off Bridge Street and leading to Jesus Green, which offers a number of recreational facilities including tennis courts and the Jesus Green Lido. It is in a prime location in the City Centre with a number of Cambridge's popular attractions and amenities within a very short walking distance, including St John's College leading and the famous Backs, and the historic market square.

Cambridge is home to a number of high performing schools and colleges including The Leys, The Perse School, and St John's.

Description

This spacious and beautifully decorated townhouse is set across 4 floors and provides a bright and modern accommodation measuring approximately 1650 square feet and comprising of an open-plan kitchen/dining room, utility room, sitting room, 4 double bedrooms including 2 with en-suite shower rooms, and a family bathroom. The property is complimented by a spacious rear enclosed garden and 3 balconies, and benefits from 2 private off-street parking.

Particular Features of Note:

- A spacious open-plan kitchen/dining room with tiled/parquet flooring, window to the rear aspect and twin windows and door to the front with fitted Venetian blinds, custom built base storage units with a stainless steel sink and drainer and range of integrated appliances including a double oven, 4 ring gas hob with extractor fan hood, and dishwasher.
- Adjacent utility room with tiled flooring, wall mounted radiator, window to the rear aspect with Venetian blinds fitted, stainless steel sink and freestanding washer and dryer.
- Dual aspect sitting room and study area with fitted carpets and wall mounted radiators, curved window to the front aspect with fitted curtains, and window and glass door leading to the rear first floor balcony and access to the rear garden.
- Master bedroom with fitted carpets and wall mounted radiator, curved window with fitted curtains, access to the balcony and en-suite shower room with partially tiled walls and laminate wood strip flooring, window to the front aspect, quadrant shower, W.C. and basin.
- 3 further double bedrooms including the guest bedroom en-suite with front facing balcony and views over Jesus Green.
- Rear enclosed garden paved with shrub bed and stairs leading to the balcony and lower ground floor.
- Gas fired heating
- Private parking spaces located at the rear of the property.



Sitting Room



Bedroom 2



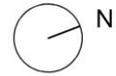
Bedroom 1



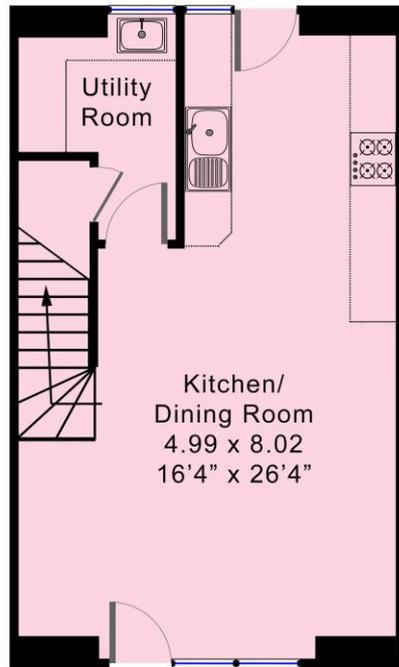
Garden

23 Portugal Street, Cambridge
Cambridgeshire CB5 8AW

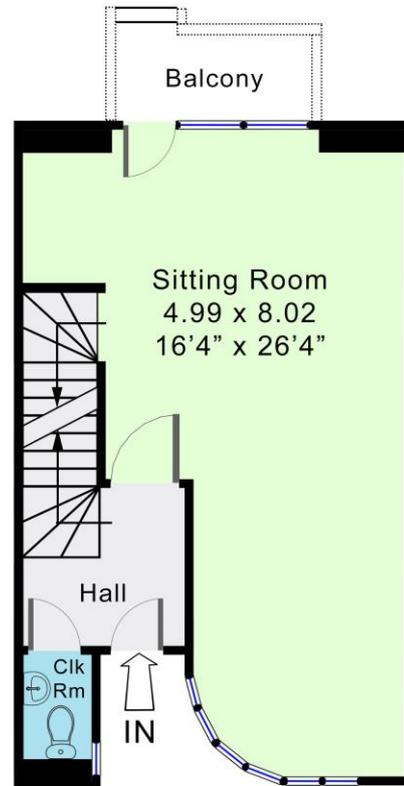
Approximate gross internal area 1632 ft² / 152 m²



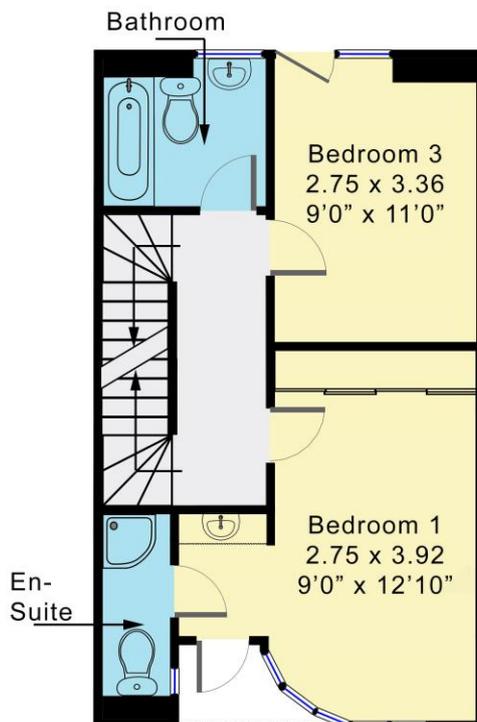
- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



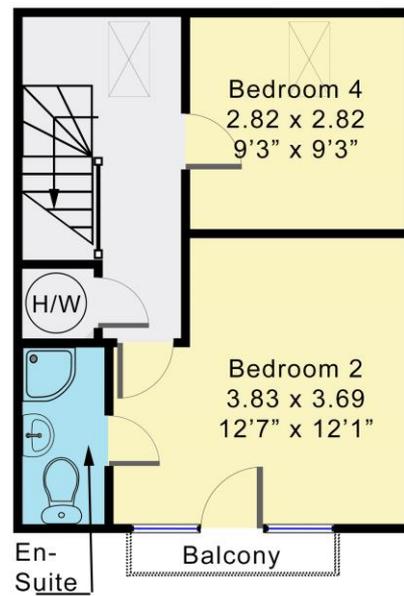
Lower Ground Floor



Ground Floor



First Floor



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 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: £2,900 pcm unfurnished

Deposit

£3,346.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£669.00

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.

Bidwells

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Tel: 01223 841842

Fax: 01223 840721

www.bidwells.co.uk

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection.

Bidwells is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.

This property is managed by Bidwells.