

01223 841842 | bidwells.co.uk


BIDWELLS



5 Station Mews, Station Road, Cambridge, CB1 2JB

Rent: £1,025 pcm
Furnished

Conveniently situated with easy access to the city centre and being just a stone's throw away from the railway station, this newly refurbished top floor studio apartment really is a must see.

Available: 7th August 2019

Regret No Students, Sharers, Smokers or pets

Location

Located just south of the city centre, Station Mews has excellent access to Cambridge Railway Station providing mainline services to London's Kings Cross and Liverpool Street (approximate 50 and 70 minutes respectively) and is within walking distance to a number of shops, bars and restaurants and the university Botanic Gardens.

There is easy access to Addenbrooke's Hospital and the Biomedical campus via the guided busway. The M11 is located just 3 miles away, providing access to the A14 and A1 to the north and the M11/Stansted Airport/M25 to the south.

To arrange a viewing, please contact Sany Pavlova on 01223 760353 or at a.pavlova@jesus.cam.ac.uk.

Description

Station Mews is a top floor studio apartment which has recently been refurbished to a very high standard. The property comprises brand new modern fitted kitchen, living/bedroom area and shower room.

Particular Features of Note:

- **Brand new modern fitted kitchen with oven and hob, fridge and washing machine.**
- **Shower room with good quality electric shower.**
- **New floor coverings throughout.**
- **Two Velux windows allowing light to flood in, the apartment has a light and airy feel.**
- **Furnishings include double bed, fitted wardrobes, dining area with table and chairs, sofa, side chair and coffee table.**
- **There is an electric water heater and electric space heaters.**
- **Rent includes water services only.**
- **No parking.**



Living Area



Dining Area



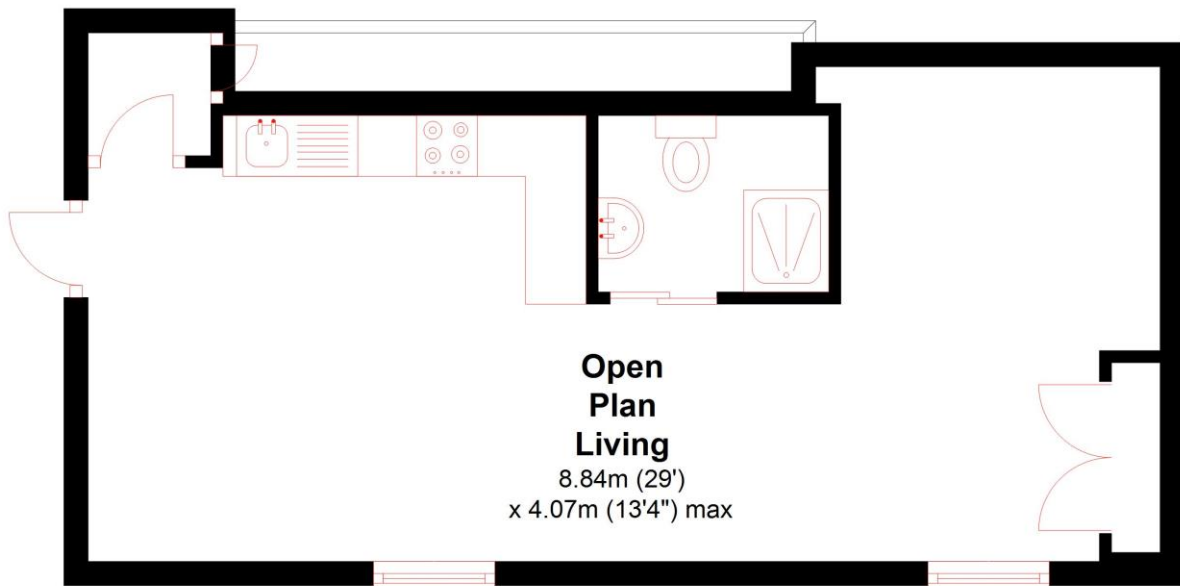
Dining Area



Bedroom Area

Second Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 34.3 sq. metres (368.8 sq. feet)
Flat 5 , 1 station Mews , Station Road, 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

The rent includes water services; however, the tenant will be responsible for paying the Council Tax and electricity charges.

Rent

Rent: £1,025 pcm Furnished.

Deposit

£1,182.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£236.00

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

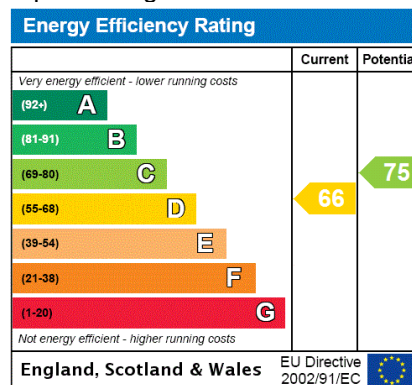
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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