

01223 841842 | bidwells.co.uk



4 Catherine House, London Road, Sawston, Cambridge, CB22 3XE

Rent: £1,250 pcm
Unfurnished

A stylish 2 bedroom first floor apartment in a popular South Cambridge village and close to the Granta Business Park.

Available: 5th March

Regret No Students, Sharers, Smokers or Pets

Location

Situated just 7 miles south of Cambridge, Sawston is a thriving community of around 7000 inhabitants. A perfect retreat from the city, Sawston provides a warm country village aesthetic as well as a rich range of local services and amenities including numerous pubs and restaurants, a bank, doctors surgery and pharmacy, supermarket, post office, and independent shops.

The Granta Business Park is located just a few miles away which is home to leading companies, including MedImmune, Illumina and Pfizer to name a few, with easy access to the M11/A14 and Cambridge city.

Description

Situated in the newly converted and extended Catherine House and located in the popular village of Sawston, this bright and spacious apartment boasts a unique contemporary interior that combines modern domestic living technology and high quality fixtures and fittings to create a beautifully spacious and comfortable living space. Measuring just under 1000 square feet, this apartment features a vast open-plan kitchen/dining/sitting room, 2 double bedrooms, a family bathroom, hallway and cupboard storage. Built to a very high standard with comfort and energy efficiency in mind, this property features double glazing, electric wall sockets with USB, energy saving LED lighting, air conditioning in the living area, and under-floor heating throughout.

Particular Features of Note:

- Entrance lobby running up to the first-floor landing with Karndean tiled flooring, secure entry phone system, room temperature control, access to closet storage and all other rooms, and twin remote controlled Velux windows.
- A stylish Kitchen/dining/sitting area with Karndean tiled flooring, room temperature control, air conditioning unit, windows to the side aspect and window and French doors to the front aspect with Juliette balcony. The kitchen has been fitted with bespoke base units and a white granite work surface, a Blanco Silgranit basin, a range of integrated AEG appliances including a double oven with 4 ring induction hob and extractor fan hood, washer/dryer, dishwasher, and a Lamona wine chiller.
- A double bedroom with Karndean tiled flooring, room temperature control, and French door access to the rear aspect with Juliette balcony.
- Guest double 'L' shaped bedroom with Karndean tiled flooring, room temperature control, and windows to the front aspect.
- A stylish bathroom with Karndean tiled flooring and partially tiled walls, window to the rear aspect, shower with chrome mixer and glass enclosure, extractor fan and heated towel rail, Roca ceramic W.C. and twin basins fitted in a double vanity unit with concealed Bluetooth sound system, and a lit steam free shaver mirror.
- Allocated parking space



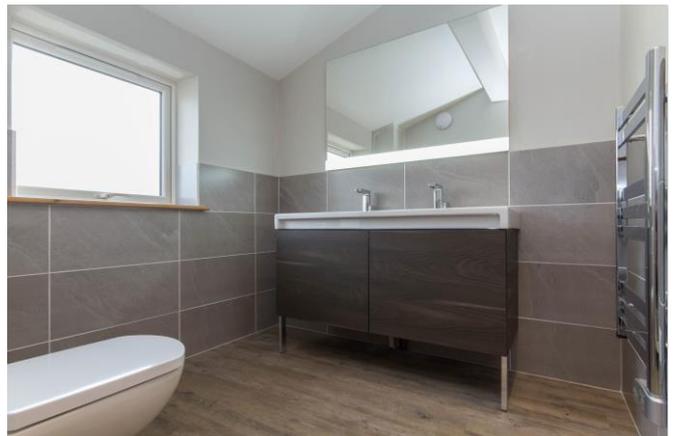
Sitting Room



Bedroom 1

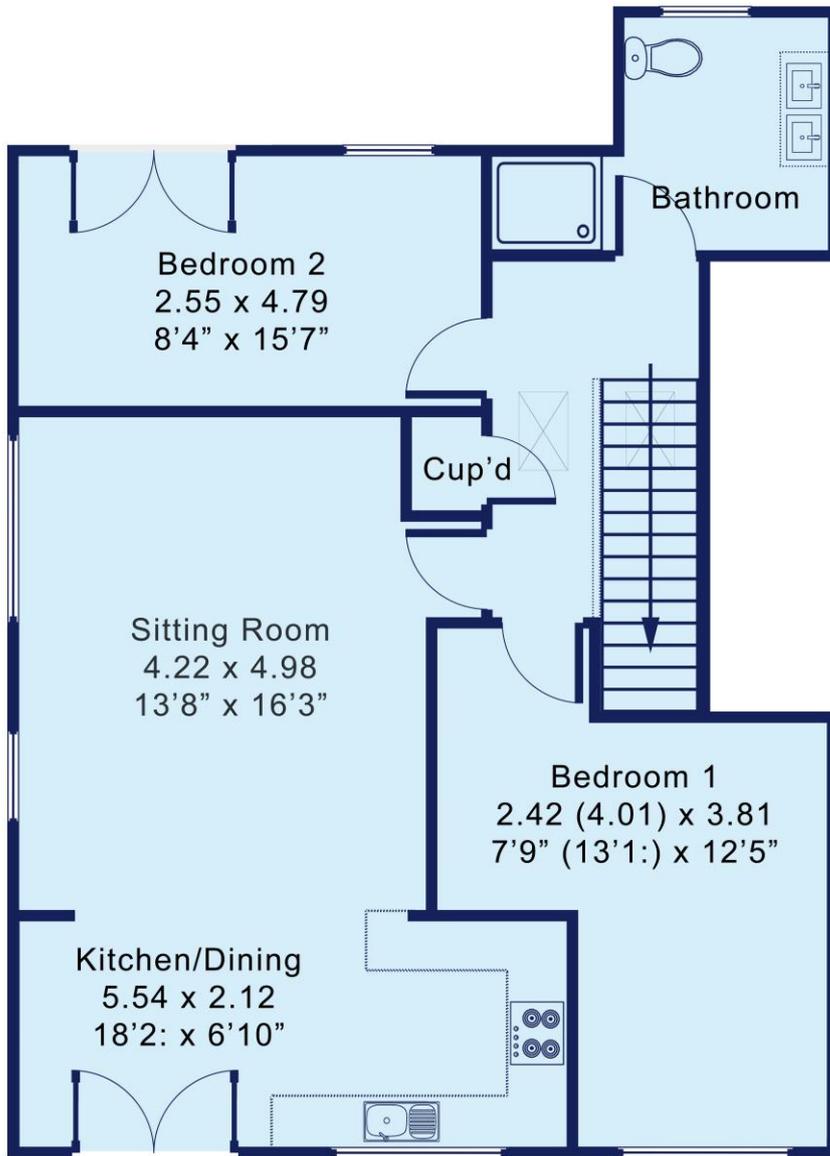


Bedroom 2



Bathroom

4 Catherin House, London Road,
Sawston, Cambridgeshire CB22 3XE
Approximate gross internal area 990 ft² / 92 m²



Ground Floor

First 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

South Cambridgeshire Council
03450 450 064

Cambridge Water Company
01223 706050

Rent

Rent: £1,250 pcm Unfurnished.

Deposit

£1,442.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£288.00

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	80	80
(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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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 the Landlord.