

01223 841842 | bidwells.co.uk



16A Brookside, Cambridge, Cambridgeshire, CB2 1JE

Rent: £1,300 pcm  
Unfurnished

**A stylish 1 bedroom basement apartment within a short distance of the City Centre and mainline railway station.**

Available: Now

Regret No Students, Sharers, Smokers or Pets

## Location

Brookside is located within a conservation area, just 0.5 miles south of the City Centre, where it is surrounded by some of Cambridge University's iconic buildings and landscapes, and overlooking attractive private gardens, which are owned and maintained by the Brookside residents. The historic market square is located just a few minutes away, as is the Grand Arcade, Fitzwilliam Museum and The Cambridge University Botanic Garden. Other nearby amenities include an array of local independent shops, bars, and restaurants. Cambridge is also home to a number of high performing schools and colleges including The Leys, The Perse School, and St Faith's.

## Description

This recently renovated basement apartment occupies the lower ground floor of the beautiful Victorian Townhouse with its own separate entrance the property features a contemporary interior design while retaining some original features such as Victorian sash windows. Measuring an approximate 800 square feet, this apartment features a generous living space, fully fitted kitchen, bedroom with rear garden access and bathroom, all benefitting from energy saving LED lighting and central under-floor heating.

## Particular Features of Note:

- **Entrance lobby with tiled flooring, under-stairs storage and cloakroom, and access to the kitchen.**
- **A contemporary kitchen with stone tiled flooring, bespoke base units with a hardwood work surface, stainless steel sink and drainer, and a range of integrated appliances including an oven with 4 ring ceramic hob and extractor fan hood, fridge, freezer, dishwasher and washing machine.**
- **A spacious living area with wood effect flooring, room temperature control, open bay sash window to the front aspect, and access to the bedroom.**
- **Double bedroom with fitted carpets, French door access to the rear garden, and access to the adjacent bathroom, which features tiled flooring and walls, airing cupboard, bath with chrome mixer and showerhead, vanity unit with basin and shaver mirror/socket above, shower with chrome mixer and glass enclosure, W.C., extractor fan and heated towel rail.**
- **Two-tier landscaped garden/patio with access to the private back street shared with the townhouse.**
- **Privately shared and maintained front garden.**



**Kitchen**



**Sitting/Dining Area**

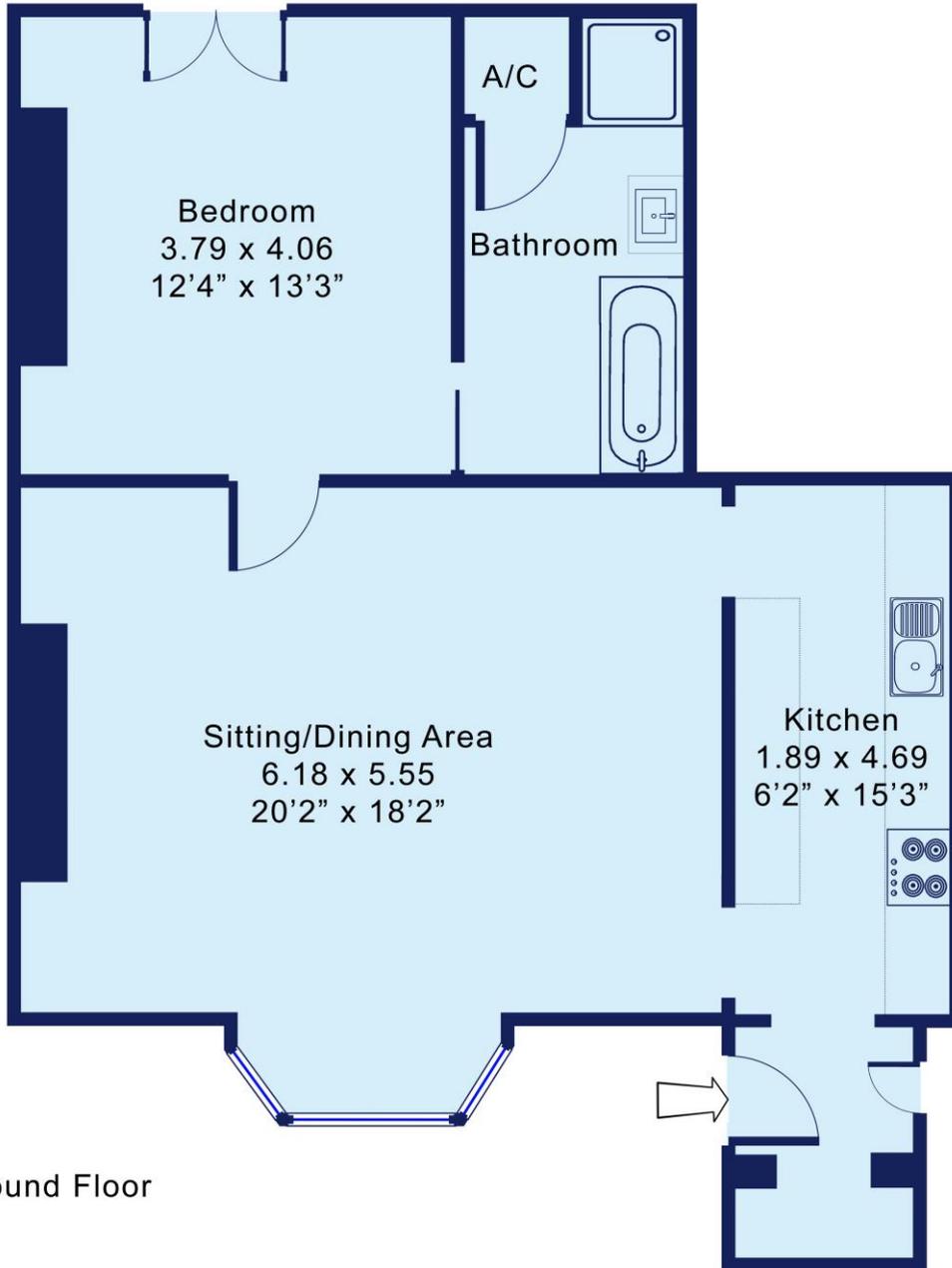


**Bedroom**



**Bathroom**

16a Brookside, Cambridge  
Cambridgeshire CB2 1JE  
Approximate gross internal area 839 ft<sup>2</sup> / 78 m<sup>2</sup>



Lower Ground 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  
0845 601 5467

Gas Enquiries  
Transco  
08706 081524

Council Tax  
Cambridge City Council  
01223 457790

Water  
Cambridge Water Company  
01223 706050

## Rent

Rent: £1,300 pcm Unfurnished.

## Deposit

£1,500.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£300.00

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

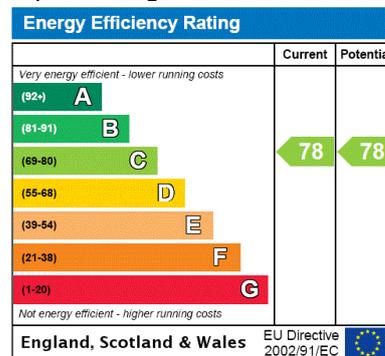
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

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[www.bidwells.co.uk](http://www.bidwells.co.uk)

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**This property is managed by the Landlord.**