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BIDWELLS



Flat 10, 1A Station Road, Cambridge, Cambridgeshire, CB1 2JB

Rent: £800 pcm  
Furnished

A furnished third floor studio flat conveniently situated with easy access to the city centre and a few minutes' walk from Cambridge Railway Station. Rent includes water services and electricity.

Available: Now

Regret No Students, Sharers, Smokers or Pets

## Location

Located just south of the city centre, Station Road 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.

## Description

Flat 10 is a furnished studio apartment which comprises of a fitted kitchen, living/bedroom area and shower room with easy access to the city centre and a few minutes' walk away from Cambridge Railway Station. Regrettably, no students, sharers, smokers or pets. No parking available.

### Particular Features of Note:

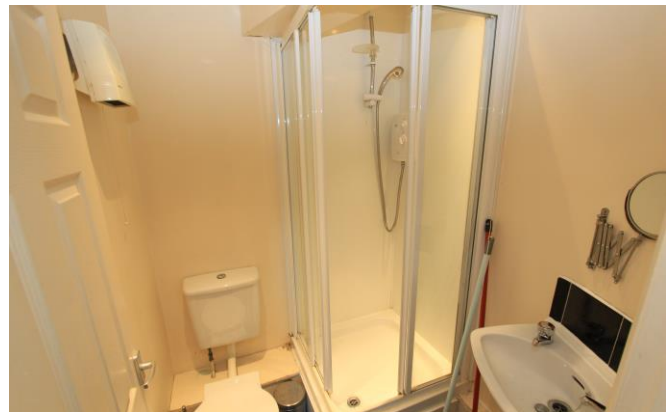
- **Wood flooring throughout**
- **Furniture includes, dining table and chairs, sofa, and bed**
- **Kitchen area includes washer/dryer machine, oven, hob and fitted cabinets**
- **Shower room with W.C.**
- **Rent includes electric and water services**
- **Secured bicycle shed**
- **No parking**



**Living Area**



**Bedroom Area**



**Shower Room**



## 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

## Rent

Rent: £800 pcm Furnished.

## Deposit

£923.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£184.00

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

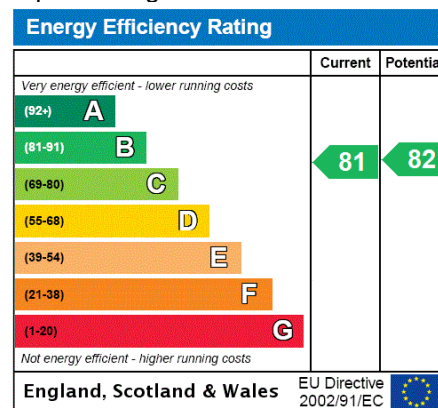
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

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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.**