

01223 841842 | bidwells.co.uk


BIDWELLS



84 Consort Avenue, Trumpington, Cambridgeshire, CB2 9AF

**Rent: £2,495 pcm
Furnished**

A stylish 5-bedroom detached house situated within the highly acclaimed Trumpington Meadows development, well placed for access to the M11 and Addenbrooke's Hospital/Biomedical Campus.

Available: 1st October

Regret No Students, Sharers, Smokers or Pets

Location

Consort Avenue is situated within the highly acclaimed Trumpington Meadows development, which adjoins a 148 acre country park and includes a primary school and delightful landscaped recreation grounds. Cambridge city centre provides an attractive combination of ancient and modern buildings, colleges, winding lanes and excellent shopping facilities. It is easily accessible by foot, bicycle or bus from the nearby Trumpington Park and Ride, which also connects with the Cambridge Guided Busway, stopping at Addenbrooke's Hospital/Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon.

The property is extremely well placed for access to a Waitrose supermarket, a number of state and independent schools and the M11.

Description

84 Consort Avenue was built by Barratt Homes in 2014. The accommodation extends to approximately 2,000 sq ft and provides excellent versatility suitable for a variety of needs.

Particular Features of Note:

- **Gross internal floor area extending to an impressive 1,966 sq ft (183 sq m).**
- **Spacious dual aspect Sitting Room 23'6 x 11'6 (7.17m x 3.5m) with bay window to front aspect and bi-fold doors to rear.**
- **Stylish Kitchen/Dining Room with triple aspect, tiled floor, range of matching wall and base cabinets and drawers, Earth Stone work surfaces and upstands and excellent range of integrated AEG appliances comprising twin ovens, microwave/combination oven, coffee maker, 5 ring gas hob with extractor hood over, dishwasher and fridge/freezer.**
- **5 Bedrooms and 3 stylish Bath/Shower Rooms (2 En Suite) arranged over the first and second floors.**
- **Double glazed windows.**
- **Gas fired central heating with pressurised hot water system.**
- **Security alarm.**



Bedroom



Bedroom



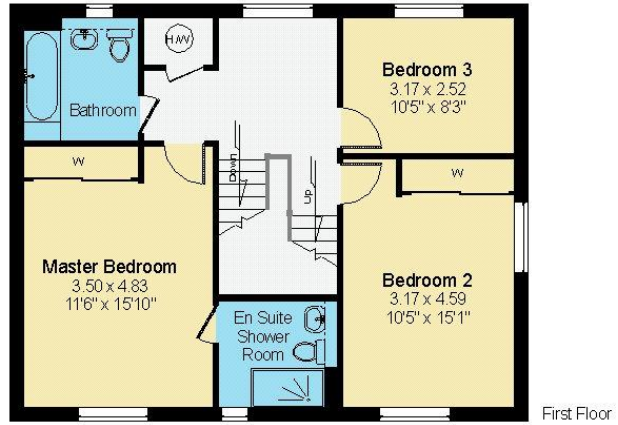
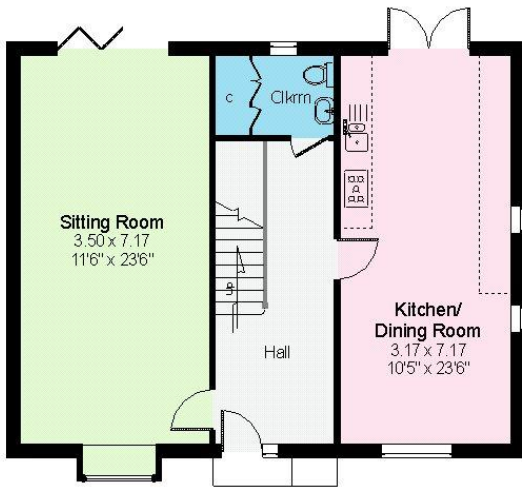
Bathroom



Garden

Gross Internal Area 183 m² (1966 ft²)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2017: Premier Floor Plans 07967 196672

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 Provider Enquiries
0845 601 5467

Gas Provider Enquiries
08706 081 524

Council Tax
Cambridge City Council: 01223 457790

Water
Cambridge Water Company: 01223 706050

Rent

Rent: £2,495 pcm furnished

Deposit

£2,878.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£575.00

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

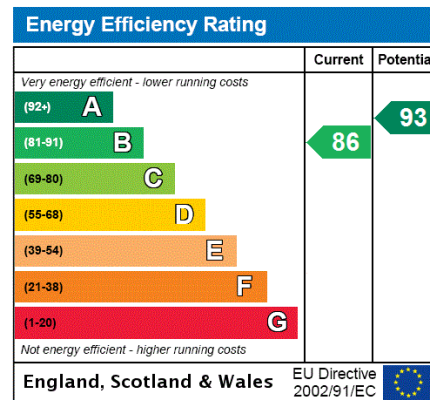
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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