

01223 841842 | bidwells.co.uk

  
**BIDWELLS**



Flat 3, 48 New Square, Cambridge, CB1 1EZ

**Rent: £1,325 pcm**  
**Furnished**

**A stylish and contemporary 1 bedroom duplex, which has been renovated to a very high standard in the very heart of Cambridge.**

Available: 19<sup>th</sup> August 2019

Regret No Students, Sharers, Smokers or Pets

## Location

Perfectly situated, the property is located within an exclusive gated development of 5 luxury flats with communal landscaped gardens. The development is located in a prestigious part of the city, being only a stone's throw away from the city centre, Grand Arcade and Grafton Centre shopping centre.

Other nearby amenities include the Parkside swimming pool and gym, the Cricketers Public House, St Matthew's Primary School and Parkside Community College. Other high performing schools and colleges include The Perse, The Leys, and Hills Road Sixth Form College.

For the commuter, the mainline railway station is located within a short walking distance and offers connections to London King's Cross in 45 minutes and Stansted Airport in 30 minutes. The Busway A provides a regular service between Addenbrooke's Hospital and the Biomedical Campus and the Science and Business parks.

The nearby M11 provides access to Stansted Airport/M25 and London to the south and the A14 and A1 to the north.

## Description

The flat has been completed to a very high specification with modern fixtures and fittings and would ideally suit a single professional. A viewing is highly recommended to avoid missing out on this very rare opportunity to experience modern living in the heart of the historic city centre.

There is a good-sized double bedroom offering a light and airy feel, fitted with built in wardrobe unit and a modern en-suite with rain shower head.

## Particular Features of Note:

- **Open plan kitchen and living/dining area.**
- **Contemporary fitted kitchen with high specification white handle-less units with recessed LED down lighting, high-tech material worktops, stainless steel sink with chrome mixer tap and equipped with integrated Bosch oven/induction hob, washing machine and fridge/freezer.**
- **Fully furnished to a high standard.**
- **Communal bike and bin store.**
- **No parking available.**



**Kitchen/Living Area**



**Bedroom**



**Bathroom**



**Bedroom**

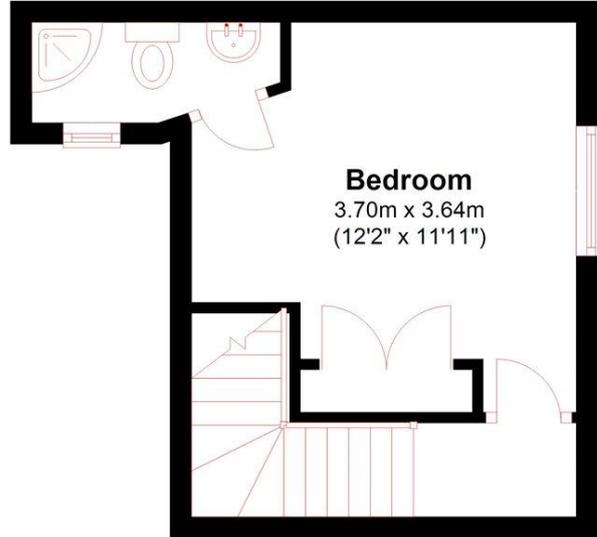
## Ground Floor

Approx. 18.6 sq. metres (200.5 sq. feet)



## First Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



Total area: approx. 36.7 sq. metres (395.4 sq. feet)

**Flat 3 48 New Square, 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

Water  
Cambridge Water Company  
01223 706050

## Rent

Rent: £1,325 pcm Furnished.

## Deposit

£1,528.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£305.00

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

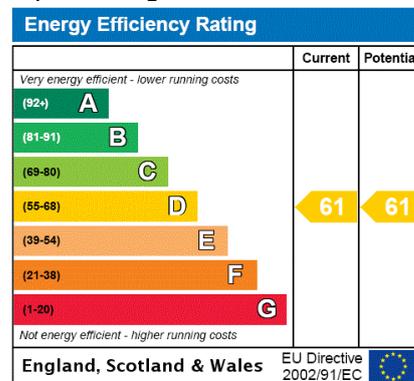
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

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

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**This property is managed by Jesus College**