

01223 841842 | bidwells.co.uk


BIDWELLS



33B Great Eastern Street, Cambridge, CB1 3AB

Rent: £1,225 pcm
Furnished

A first floor 1 bedroom maisonette within the popular and centrally located Mill Road area offering excellent local amenities, restaurants, coffee shops and bars.

Available: 20th August

Regret No Students, Sharers, Smokers or Pets

Location

Great Eastern Street is located off Mill Road. The Romsey Town area has a unique cosmopolitan atmosphere and a wealth of retail shops and services.

This area is well situated for access to Addenbrookes Hospital, the city centre and Cambridge railway station which provides services to London Liverpool Street and Kings Cross in 90 minutes and 60 minutes respectively, Addenbrookes Hospital and the city centre.

Description

33b Great Eastern Street is a 1 bedroom first floor maisonette comprising open plan kitchen/living/dining room, double bedroom, bathroom and off-street parking.

Particular Features of Note:

- **Modern kitchen with electric oven, hob, extractor fan and fridge-freezer.**
- **Living/dining area with wood strip flooring, window to front aspect and fitted curtains.**
- **Storage cupboard in hallway with washing machine.**
- **Bathroom with WC, basin with mirror above, bath with shower overhead.**
- **Double bedroom with fitted carpets and blind.**



Bedroom



Bathroom



Entrance

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 t: 08706 081 524

Council Tax
Cambridge City Council
01223 457 790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £1,225 pcm Furnished.

Deposit

£1,413.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£282.00

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 holding deposit is payable by bank transfer or over the phone with a credit or debit card. The first month's rent and deposit (less the holding deposit already paid) is to be paid via the Goodlord platform details of which will be provided. 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

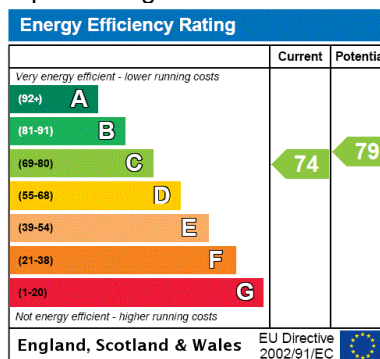
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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

54 High Street, Trumpington, Cambridge, Cambridgeshire, CB2 9LS
Tel: 01223 841842
Fax:
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.