

01223 841842 | bidwells.co.uk

  
BIDWELLS



79 Humberstone Road, Cambridge, Cambridgeshire, CB4 1JD

Rent: £3,750 pcm  
Unfurnished

An exceptional home with stylish, contemporary accommodation in the De Freville Area of Central Cambridge.

Available: 2<sup>nd</sup> December

Regret No Students, Sharers, Smokers or Pets

## Location

Humberstone Road enjoys a perfect position on the edge of this exciting and historic city centre and only a few minutes' walk from the River Cam and Midsummer Common. In a very well-favoured area of peaceful and attractive streets full of character and charm, yet just a short walk to Cambridge's sophisticated centre with its wide range of shops, restaurants and bars.

For the commuter, the M11 and A14 are both within about 1.75 miles and the city's mainline railway station, which provides services to London's King's Cross and Liverpool Street in about 52 and 67 minutes respectively, is within about 1.25 miles Cambridge North Railway Station at Chesterton about 2.29 miles, also provides services to King's Cross and Liverpool Street in about 62 and 81 minutes respectively, as well as connecting to the Cambridge Guided Busway and providing an interchange with the park and ride and local bus services.

## Description

This impressive city home has been built to an exceptionally high standard by renowned local developer Cocksedge. The elegant and stylish interior is of the highest quality and incorporates the latest 21st century technology. Arranged over four floors, this beautifully presented home extends to an impressive 2,691sq ft (250 sq m) providing tremendous versatility suitable for a variety of needs. An ultra-modern, stylish addition to this property is the basement. With a space large enough to operate as a living space or media room.

## Particular Features of Note:

- **Stunning open plan Kitchen/Living/Dining Room with full height Bi-Fold glazed doors along the rear elevation.**
- **Kitchen area fitted with high end German kitchen, quartz worktop, integrated Miele appliances to include tall fridge, tall freezer, dishwasher, induction hob, pop-up induction hood, double oven, and microwave.**
- **Superb master bedroom with wardrobes and en-suite. A further three spacious bedrooms.**
- **Baulogic Control4 Platform home automation system has been fitted, which is controlled via a central command interface and tablet.**
- **Impressive Study/Family Room to the basement providing a versatile multi-use space with large roof light along with a Utility Room and Shower Room**
- **There is a pre-installed integrated alarm system with high security windows and doors.**
- **Front and rear CCTV cameras are fitted.**
- **To the rear is a paved communal driveway which leads to a large garage with remote controlled roller door, power and light, suitable for car.**



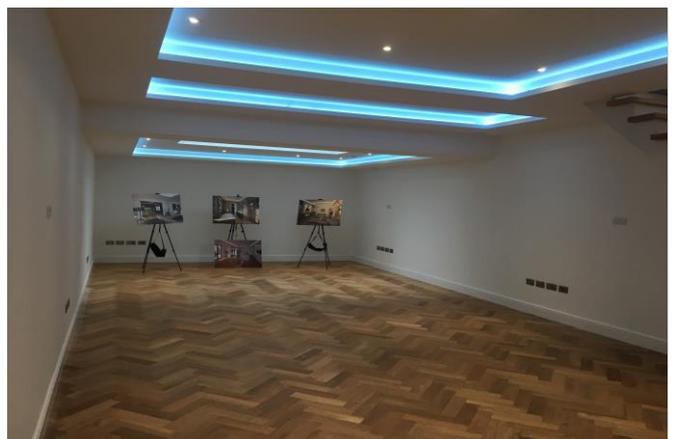
**Kitchen**



**Bedroom**



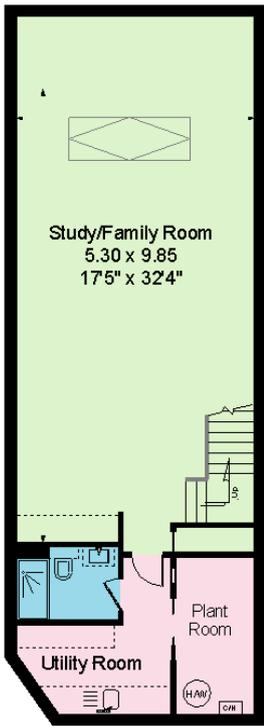
**Bathroom**



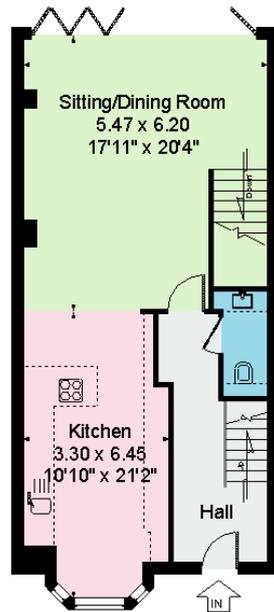
**Basement**

Gross Internal Area 250 sq m (2691 sq ft) excluding Garage

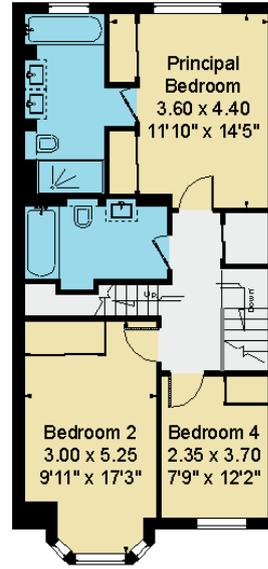
- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage



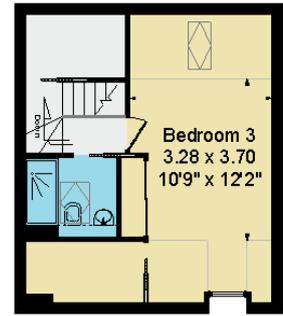
Basement



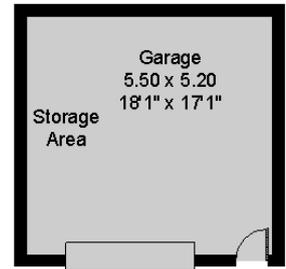
Ground Floor



First Floor



Second Floor



NOT TO SCALE: For guidance purposes only

## 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: £3,750 pcm Unfurnished.

## Deposit

£4,326.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£865.00

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

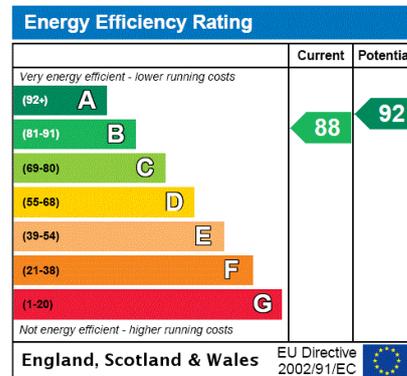
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate.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