



## ASH COTTAGE, STATION ROAD, FULBOURN



£1350 PCM

This is an immaculate 1 bedroom detached cottage in the village of Fulbourn. The property has been recently refurbished throughout. With two reception rooms and private rear garden.

### Features

- ✓ Sorry, No Pets
- ✓ Single Occupancy
- ✓ Close to ARM and Addenbrookes Hospital
- ✓ Private Garden
- ✓ Available Now
- ✓ Immaculate Throughout



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14 High Street, Fulbourn,  
Cambridge, CB21 5DH

















Ash Cottage is a beautiful and spacious 1 bedroom detached property in the popular village of Fulbourn.

The ground floor comprises a contemporary style kitchen with a range of sleek wall and base units, integrated oven and induction hob, integral fridge and dishwasher. Continuing on from the kitchen is a spacious and bright sitting room which leads onto the dining room. There is also a modern bathroom with three piece suite located on the ground floor.

To the first floor is the large double bedroom with window to front and side aspect.

Outside there is parking for one car as well as a private rear garden.

The property would be suitable for a professional couple or individual.

## Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.

## Tenancy Fees and Charges

(As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement).

## In Advance of the Tenancy:

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

## Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

Garden maintenance

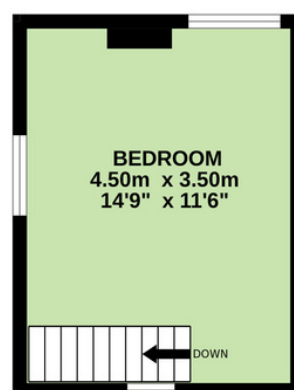
Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS



GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



1ST FLOOR  
15.8 sq.m. (170 sq.ft.) approx.



TOTAL FLOOR AREA : 54.1 sq.m. (582 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC BAND: TBC  
COUNCIL TAX BAND: C  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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