



TO LET

YEOMAN DRIVE,
CAMBRIDGE

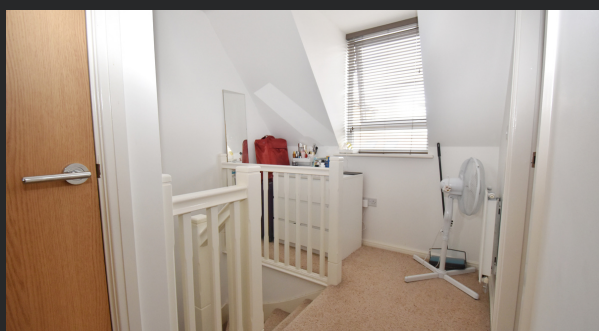


£1600 PCM

This a well-presented, 2 bedroom apartment on the West side of Cambridge, close to the City Centre.

Features

- ✓ Fully Furnished
- ✓ Allocated Parking
- ✓ Fully Fitted Kitchen
- ✓ 2 Bedrooms
- ✓ Superb Location
- ✓ Available From Early November



**ANTONY DAVIS
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14 High Street, Fulbourn,
Cambridge, CB21 5DH







Please Note This Property is Available From Early November

Two bedroom apartment located just off Huntingdon Road on the West Side of Cambridge, close to the City Centre.

Living accommodation over 2 floors, with a central kitchen with integral appliances, lounge area, WC on the first floor, then 2 Double bedrooms with bathroom on the 3rd floor.

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

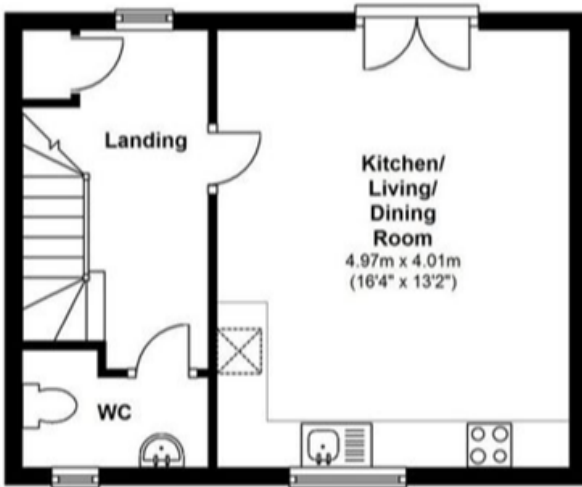
Insurance (for your personal and own contents)

Garden maintenance

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

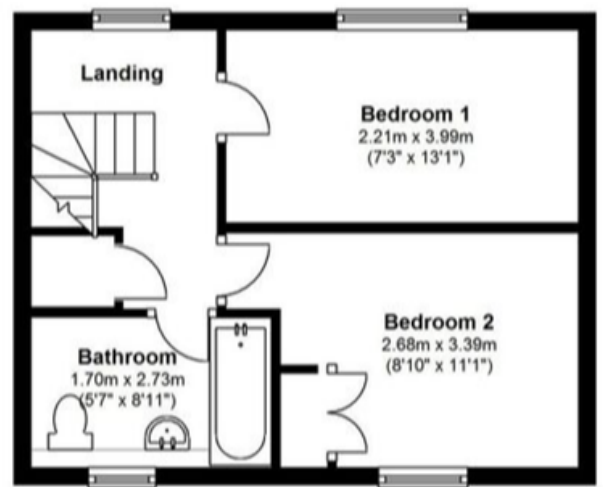
First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 61.6 sq. metres (663.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EPC BAND: C
COUNCIL TAX BAND: D
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



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