



## HULATT ROAD, CAMBRIDGE



### £1900 PCM

We are pleased to offer this immaculately presented 3-bedroom property in a great location. The property is ideally placed for access to Addenbrooke's Hospital and the Biomedical Campus, which is only about a 15-minute walk.



### Features

- ✓ Available Now
- ✓ Great Location
- ✓ Garage
- ✓ Open Plan Kitchen
- ✓ Off-Street Parking
- ✓ Close to Amenities

### ANTONY DAVIS

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We are pleased to offer this immaculately presented 3-bedroom property in a great central location on the South side of Cambridge. The property is ideally placed for access to Addenbrooke's Hospital and the Biomedical Campus, which is only about a 15-minute walk.

The property is available immediately.

Benefiting from having a great size lounge, and Kitchen Diner. Downstairs Cloakroom,

The first floor comprises 2 double bedrooms and one single. Good size bathroom, with shower cubicle.

West facing garden, along with a garage and off-street parking.

The property is located on the doorstep of Cambridge City Centre but before even entering the City, the area offers plenty of attractions and local amenities including the beautiful Cherry Hinton Hall park, restaurants, pubs, high street shops and bakeries.

The city centre is a 15-minute cycle from the property and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into the city centre and it is a 10-minute cycle to the train station so handy for those looking to commute.

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

**EPC BAND: TBC**

**COUNCIL TAX BAND: D**

**LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL**





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