



**ANTONY
DAVIS**

01223 928220

hello@antonydavis.co.uk



LUCERNE CLOSE, CAMBRIDGE

£1,100 PCM

A bright and modern first-floor flat located in a quiet residential area of Cherry Hinton, Cambridge. The property is offered furnished and provides comfortable living with excellent access to local amenities including Tesco, and is conveniently close to ARM and Addenbrooke's Hospital.

- Allocated Parking Bay
- Part Furnished
- Single Occupancy
- Sorry, No Pets
- Sorry, No Sharers
- Available 1st December 2025

This is a well-presented, fully furnished 1 bedroom studio apartment set in a quiet yet convenient, residential development, located in Cherry Hinton. The property is in easy reach of Addenbrooke's Hospital and it is just a few minutes' walk to Tesco Superstore.

The property is in easy reach of Addenbrooke's Hospital and it is just a few minutes' walk to Tesco Superstore, where there is also a bus stop with routes straight into Cambridge City Centre. This is a well-presented, fully furnished 1 bedroom studio apartment set in a quiet yet convenient, residential development, located in Cherry Hinton.

The property comprises a spacious bedroom/living/dining area. The kitchen is fitted with a range of base and wall mounted units, electric oven, and hob with room for additional appliances.

Bathroom, comprising a three-piece white suite comprising a low-level WC, wash basin and bath with shower over.

Outside

The property benefits from a single allocated parking space with plenty of additional parking available.

Please note, sorry no pets or smokers.

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:

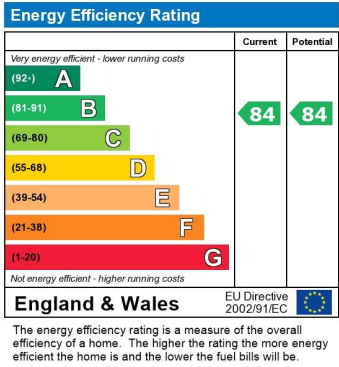
Change of Names on Agreement £50
Replacement keys charged at £25, or cost if higher.
Utilities (such as gas or other fuel, electricity, water or sewage)
Council Tax
Television Licence
Installation of cable/satellite and communication services
Insurance (for your personal and own contents)
Garden maintenance

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

Council Tax Band: A (South Cambridgeshire District Council)
Deposit: £1,269.23
Holding Deposit: £253.84



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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.