



Abbey Gardens, Cambridge

£1,600 pcm (Fees apply)

- Available Immediately
- Unfurnished
- EPC rating B
- Sorry no sharers
- Modern townhouse
- Master en-suite
- Wood flooring
- Integrated appliances
- Sorry no pets

A superb and modern three double bedroom semi detached townhouse in a small modern development, within easy reach of Cambridge City centre, Addenbrookes and both Science and Business Parks.

The property comprises of entrance hall with downstairs WC, a spacious modern fitted kitchen / dining room with integrated appliances plus a bright and airy living room with folding doors to the rear garden.

On the middle floor the property boasts two double bedrooms, both with fitted wardrobes plus a family bathroom with separate shower. To the top floor there is a large double bedroom, wardrobe area with built in cupboards plus an en-suite.

With allocated parking for two vehicles and an enclosed rear garden.



## Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

### Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

### At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

### Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

## Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.