



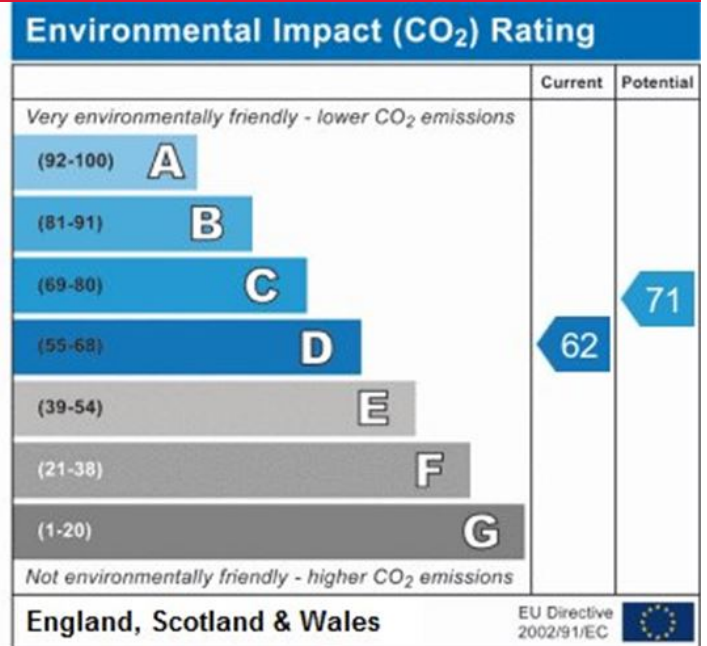
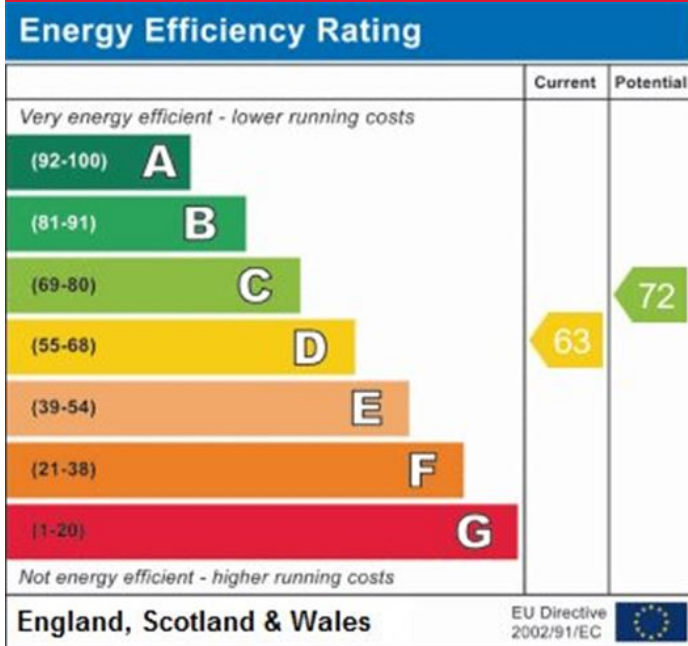
Arbury Road, Cambridge

£380 pcm (Fees apply)

- Available Immediately
- Furnished/Un Furnished
- One of Five Rooms
- Gas Central Heating
- Communal Garden
- On Street Parking
- No Pets
- Single Occupancy Only
- Bills Included*

Room (of 5) available in house on Arbury Road. Excellent location for ScienceBusiness Parks City Centre and A14. Bedroom five downstairs front. Shared Bathroom Kitchen dining area and cloakroom. Gas central heating. Rear lawn. On street parking.

Room 5 (downstairs front) - 12'4"x 8'0" with single bed, double wardrobe and chest of drawers.
Communal Bathroom - 6'3"x 5'8" has bath with shower attachment, wc and basin.
Communal Kitchen - 10'7"x 5'0" with built-in gas hob, electric oven, fridge freezer, dishwasher and washing machine
Opens to Dining room - 13'4"x 8'0" with sofa, dining table and chairs and french doors to rear.
Communal downstairs cloakroom - with wc and basin.
Heating - gas central heating.
Garden - rear lawn.
Parking - on street.



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.