



City Road, Cambridge

£1,250 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Council Tax Band D
- Gas Central Heating
- Rear Garden
- Permit Parking
- Period Property
- Sorry No Pets Permitted
- Children Welcome
- 2 x Sharers Welcome

Two bedroom mid terrace Victorian house within minutes from Grafton and close to City.

Bedroom 1 - 13'5" x 10'1" with airing cupboard.

Bedroom 2 - 10'1" x 10'0" with dressing room area.

Bathroom - fitted with electric shower over bath, wc and basin.

Lounge/Diner - 20'8" x 10'8" with stairs off.

Kitchen - 9'11" x 9'6" with gas hob, fridge and washer/drier.


Decor - plain.

Heating - gas central heating.

Garden - small rear.

Parking - on street residents permit required.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.