



De Freville Road, Great Shelford

£950 pcm (Fees apply)

- Available 1 June 2019
- Furnished
- Two double bedrooms
- Two balconies
- Fitted kitchen
- Modern bathroom
- Walking distance of mainline station
- Spacious living room
- Laminate flooring to most rooms
- Off street parking
- Sought after village location
- Furnished

Nicely presented and freshly decorated first floor, two bedroom flat with recently fitted kitchen and bathroom. Great location for access to Addenbrookes and Great Shelford mainline railway station. The well planned, appealing accommodation comprises two double bedrooms, bedroom one 10'10 x 10'6 with laminate wood floor double bed and wardrobes, bedroom two 9'11 x 7'11 laminate floor and single bed. bathroom power shower over bath, good size living room 20'7 x 10'9 again with laminate floor and doors to balconies at the front and rear. There is a three piece suite, dining table and chairs as well as the previously mentioned fitted kitchen. The kitchen which is 9'10 x 7'8 and has ceramic floor, built-in electric hob and electric oven, fridge-freezer and washing machine. Throughout the property there is gas fired central heating via radiators. Externally there are communal gardens and there is also off street parking.

The location in the heart of this sought after village has all the local amenities on hand and is well placed to provide excellent access to Cambridge, Addenbrookes hospital, cycle path, the M11, A10 and Stansted airport. Great Shelford

mainline station is within easy walking distance.



Energy Performance Certificate

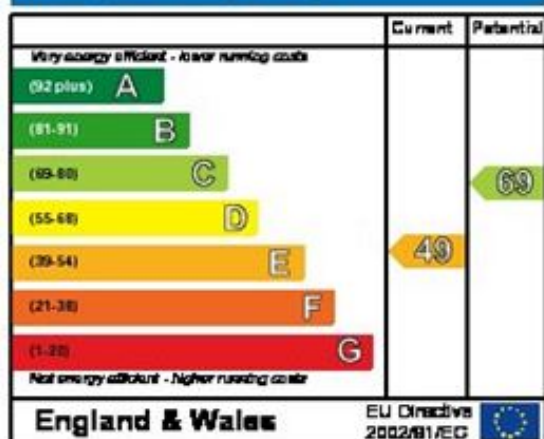


18 De Freville Court
De Freville Road
Great Shelford
CAMBRIDGE
CB22 6LH

Dwelling type: Top-floor flat
Date of assessment: 21 September 2009
Date of certificate: 23 September 2009
Reference number: 0569-2879-6418-0721-6296
Total floor area: 68 m²

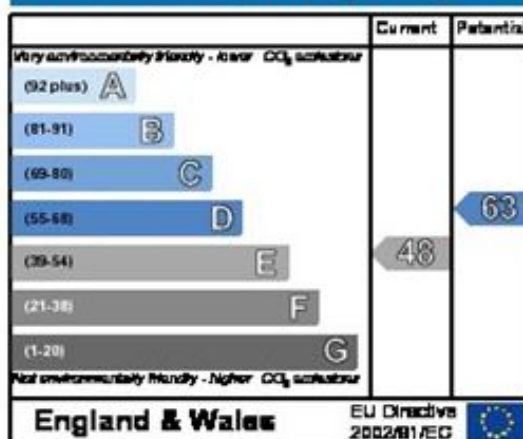
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	428 kWh/m ² per year	288 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	2.8 tonnes per year
Lighting	£58 per year	£28 per year
Heating	£883 per year	£458 per year
Hot water	£88 per year	£78 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.