



Gladstone Way, Cambridge

£1,400 pcm (Fees apply)


- Available Immediately
- Unfurnished
- Council Tax Band E
- No Pets
- EPC rating D
- Children Welcome
- Gas Central Heating
- Driveway and Garage

This four bedroom detached property comprises of a spacious lounge / diner, a fitted kitchen / breakfast area with electric cooker, fridge / freezer, washing machine and dishwasher and a downstairs WC.


Upstairs the property comprises of two double bedrooms with a fitted wardrobe in bedroom two and a family bathroom with corner bath and seperate shower cubicle. Externally the property boasts an enclosed rear garden with patio area and shed, off road parking and a single garage.



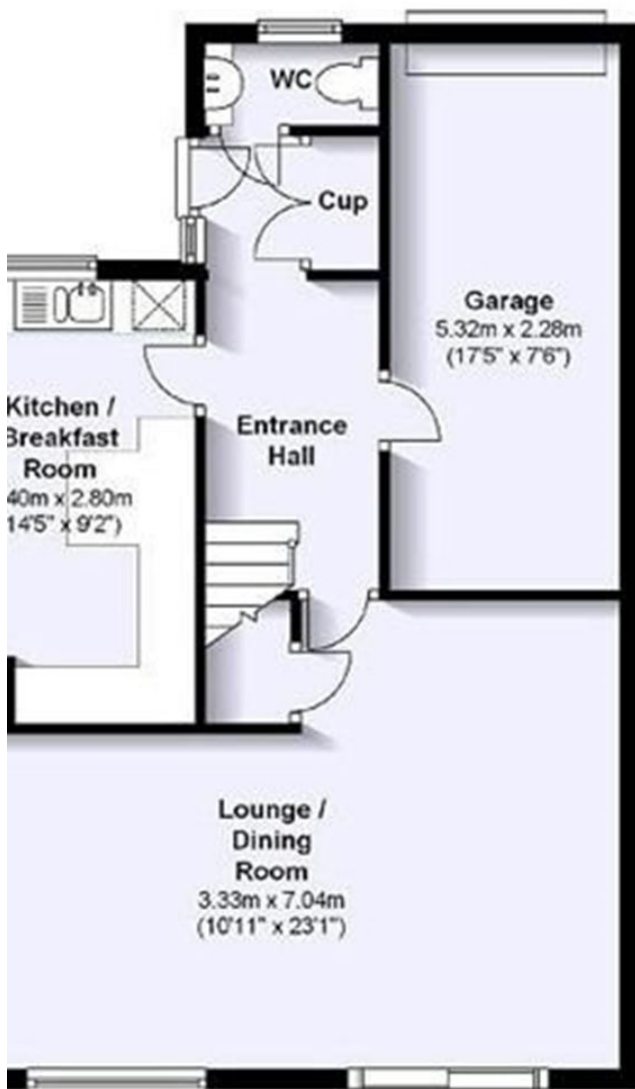
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

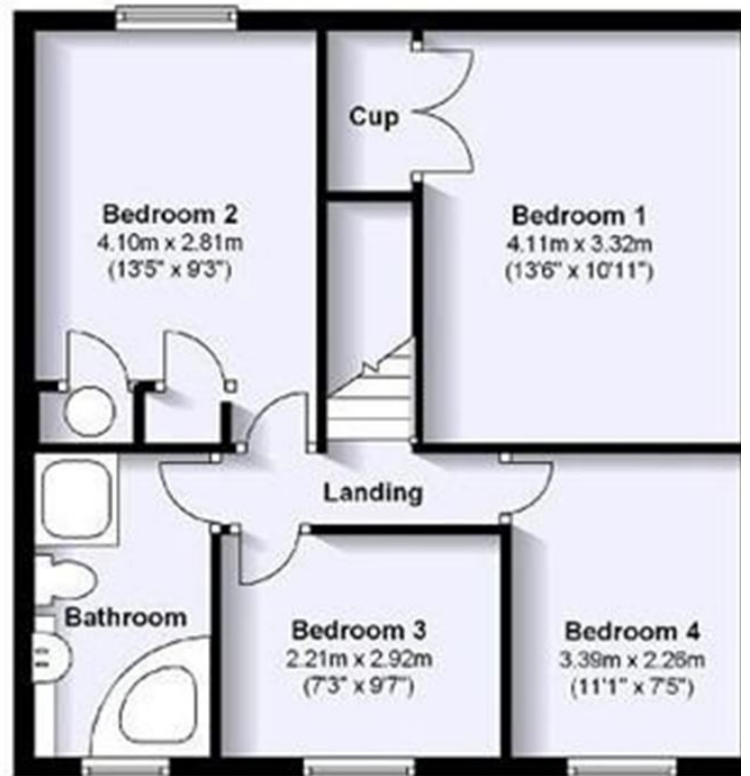
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



House Area: 1061 ft²
Garage Area: 131 ft²

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.