



Lichfield Road, Cambridge

£1,400 pcm (Fees apply)

- Available Immediately
- Part Furnished
- Council tax band D
- Family home
- Bay fronted window
- Sorry no sharers
- Off road parking
- Part furnished
- 6 month let only

A well presented semi detached home situated on the southern side of the City providing good access to the City Centre, Railway Station and Addenbrookes Hospital. Entrance hall, spacious open plan lounge / dining room, refitted kitchen with breakfast bar, three bedrooms, bathroom, gas central heating, enclosed garden and driveway providing off road parking.

6 month let only.

Property is part furnished and let as seen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	46
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive	



## 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.