



Mill Road, Cambridge

£500 pcm (Fees apply)

- Available Immediately
- Furnished
- Single Occupancy Room
- Shared house with garden
- Bills Included
- Parking On Street
- Gas Central Heating
- No Pets
- Will be decorated before next tenancy

Good size room available in large Victorian house close to the City Centre, Railway Station and Addenbrooke's Hospital.

Room 2 - (downstairs back) 11'2" x 9'5" with single bed, beech wardrobe, drawers and desk.

Communal shower room (1st floor) - shower, WC and basin.

Communal Kitchen - 14'4" x 9'5" includes modern beech units, built-in electric hob, electric oven, washing machine and large fridge/freezer.

Heating - gas central heating.

Garden - small front courtyard and medium rear.

Parking - nearby on street.

Bills included.

Single professional only.



Energy Efficiency Rating

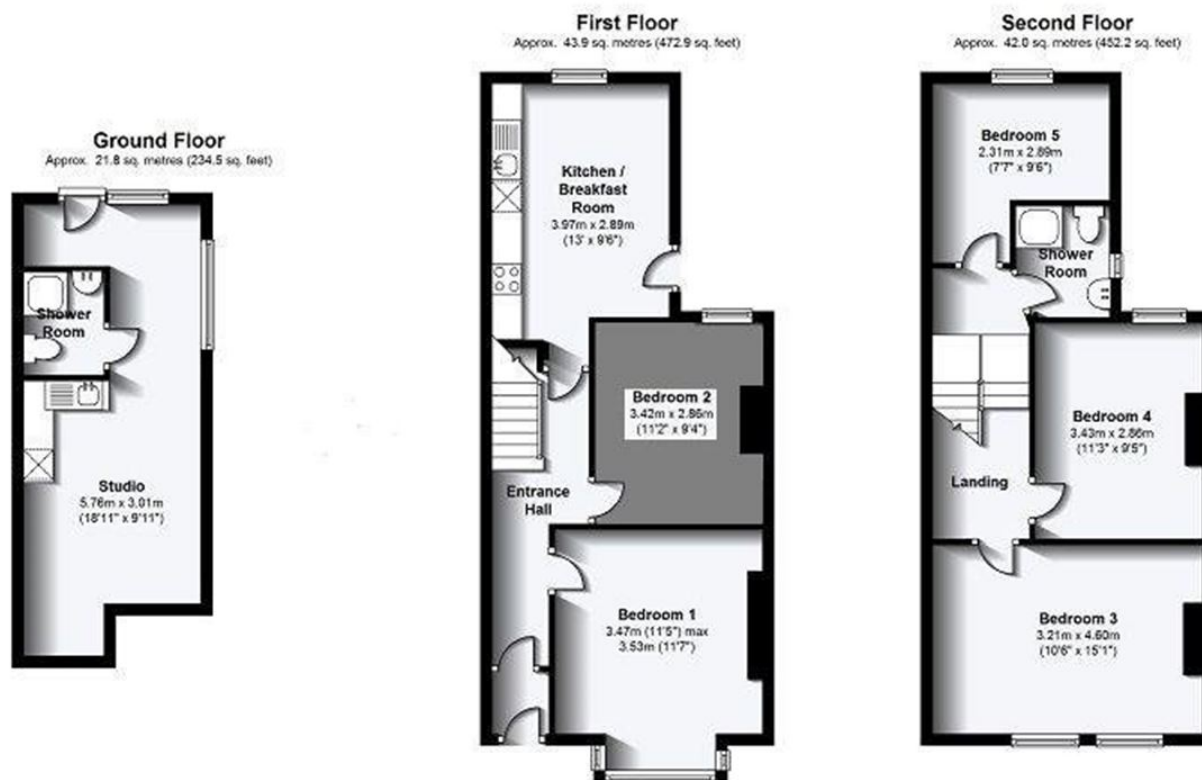
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	49
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 will be.

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		
(39-54) E	47	53
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.



Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

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.