



Poynters Lodge, Cambridge

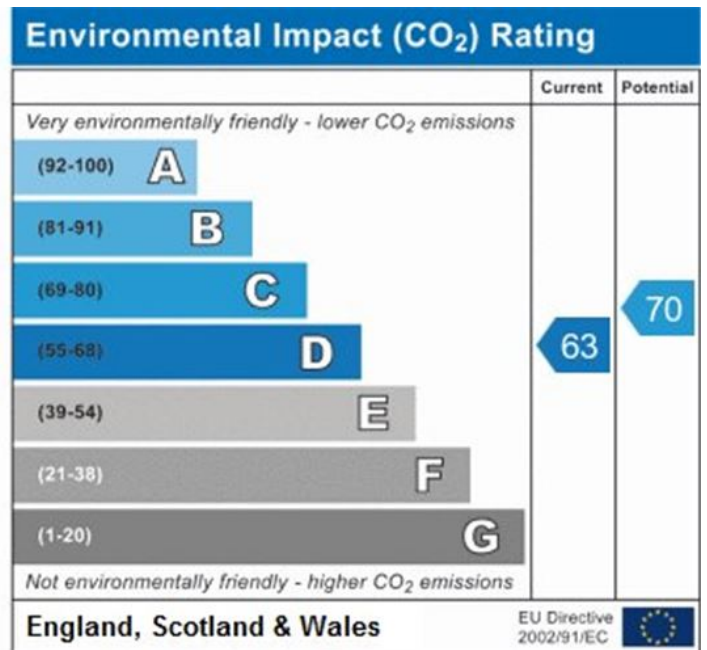
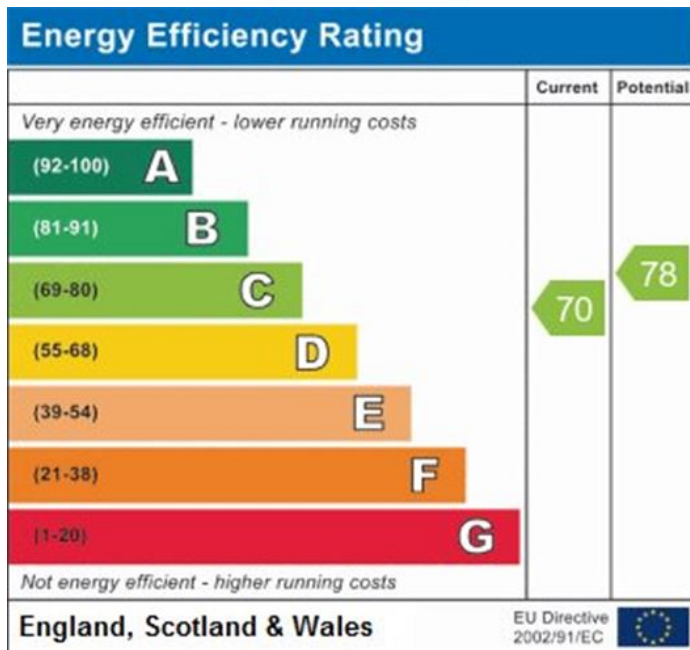
£1,050 pcm (Fees apply)

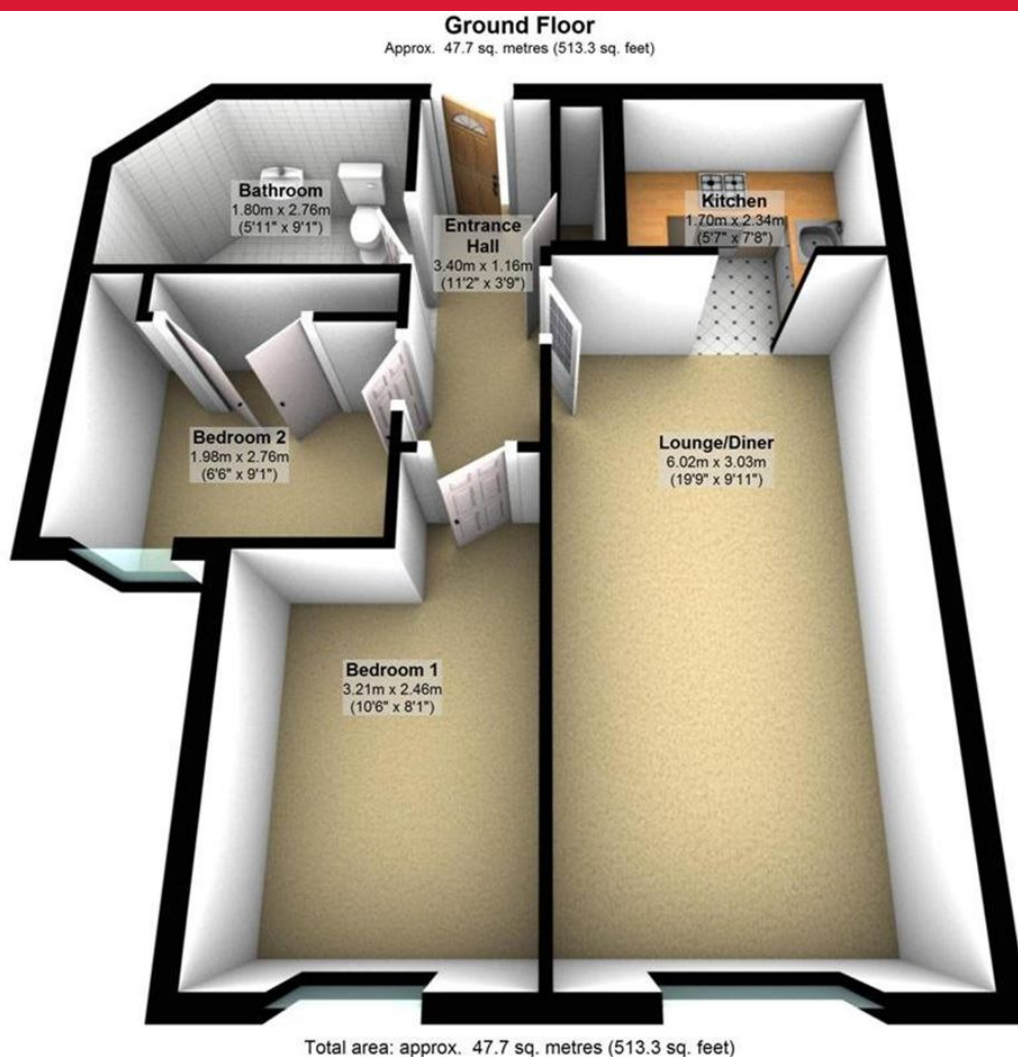
- Available Immediately
- Furnished
- Council Tax Band C
- On Site Car Parking
- Conveniently Located For The Science Park
- Close To Local Shops
- Sorry No Pets Permitted
- Children Welcome
- Sharers Welcome

A well presented first floor flat in a purpose built block on the northern side of the City. The good size accommodation comprises of entrance hall, open plane lounge/kitchen, two bedrooms and bathroom. The property also has modern electric heating and the added advantage on site car parking. Conveniently located for the city centre, the Science Park and Business Park and with local shops within walking distance.

## Internal photographs to follow

TuckerGardner





## 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.