



Rooks Street, Cottenham

£900 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Awaiting new EPC rating
- Council tax band D
- Fully refurbished
- Utility area
- Brick built shed
- Professionals only

This exceptionally well presented and beautifully refurbished two bedroom property comprises of a light and spacious open plan living / kitchen area with a new modern fitted kitchen along with a utility area, one double bedroom, single bedroom and a family bathroom. Externally the property offers an enclosed courtyard garden with brick built shed.

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as good. Cambridge is easily accessible with cycle paths back to the City, a regular citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.



At the start of your tenancy you will be required to pay:

Dilapidation Deposit - 5 weeks rent (if the annual rent is under £50,000) or

6 weeks rent (if the annual income exceeds £50,000)

Initial rent - 1 months rental in advance (unless agreed otherwise)