



St. Stephen's Place, Cambridge

£1,050 pcm (Fees apply)

- Available 7 March 2019
- Unfurnished
- Council Tax C
- Communal Garden
- Allocated Parking
- EPC Rating C
- First Floor Flat
- Easy Access To City Centre
- No Pets Permitted
- *12 Month Minimum Contract*

One bedroom first floor flat, offered unfurnished with kitchen 'white goods' and in a good clean condition. Double glazed throughout. This purpose built development is within easy reach of many university departments and the city centre. *12 month minimum contract*

Bedroom - 10'7" x 9'10".

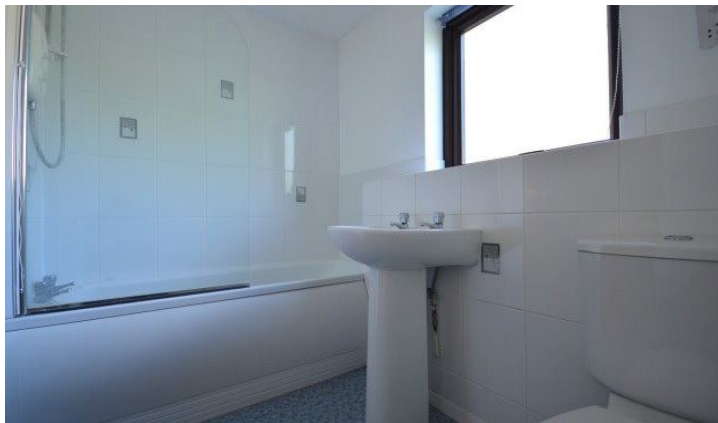
Living room - 13'00" x 10'8" - dual aspect with bay window.

Kitchen/Diner - 13'0" x 8'0" with ceramic hob, double oven, under counter fridge with small freezer compartment, washing machine .


Bathroom - white bath with shower over, basin and WC.

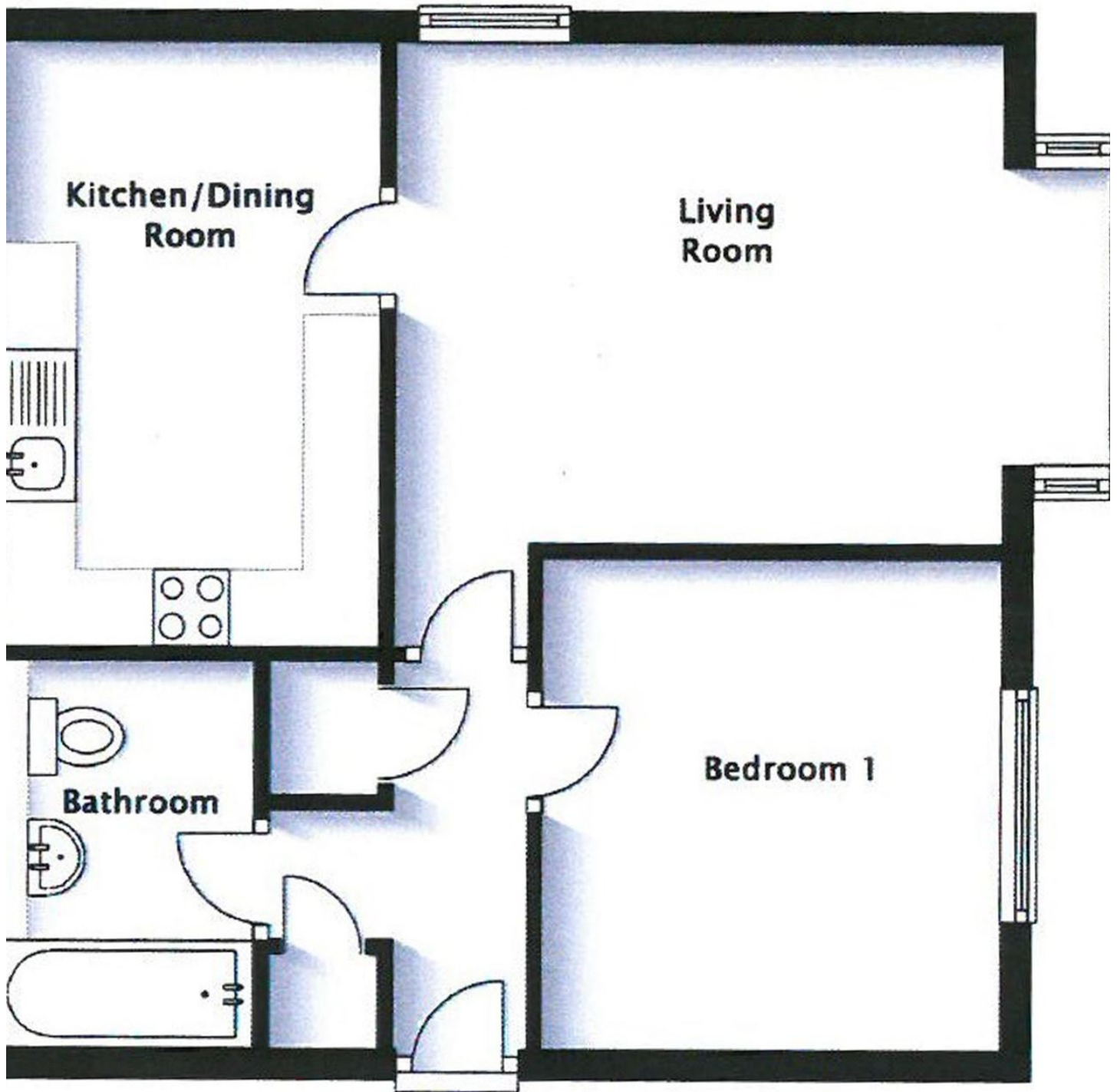
Parking on site is allocated, but there tends to be ample space.

Gas central heating.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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	



Total area: approx. 44.8 sq. metres (482.2 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using PlanUp.

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.