



Kendal Way

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A fully furnished bedroom on the second floor of a professional house share close to the Science Park and Cambridge North train station suitable for a single, professional occupant. Price is all inclusive of utilities and council tax.

£650 pcm

Kendal Way, Cambridge,
CB4 1LR



This house has recently undergone an extensive renovation and conversion to a five-bedroom house share which has been finished to a very high standard including bespoke kitchen fitted with a fridge/freezer, a dishwasher and a washing machine. There is also a large living room area with sofas, which is an idea space to relax and socialise after a long day at work.

There are five fully furnished bedrooms in total, two shower rooms and an additional downstairs WC. All bedrooms come fully furnished with a bed, wardrobe, chest of drawers, desk and chair. The property is double glazed throughout and has a new heating system. There is driveway parking for one car and additional parking on the street, bicycle storage and a rear garden laid to lawn and patio.

Room 4 is one of three rooms left available, it is located on the 2nd floor and is available 7th August 2024 for a 12 month fixed term for a single professional. The rent is inclusive of utilities and council tax.

Room 1 - £680.00 pcm

Room 2 - booked

Room 3 - £710.00 pcm

Room 4 - £650.00 pcm

Room 5 - booked

There is also an additional room at the property which can be rented for a negotiable monthly charge, the area would be an ideal space to store belongings or to use as a home office.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the electricity is currently supplied by: Octopus energy.

Find my supplier suggest the gas is currently supplied by: Octopus energy.

Ofcom suggests the maximum broadband speed is: 1000mbps

Gov.uk suggests the property has not flooded, in the last 5 years.







108 sqm / 1171 sqft

1 bed, 2 bath, 1 recep

Council tax included

EPC - C / 76

Gas central heating

Off road parking

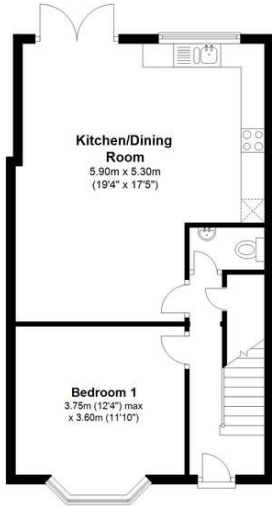
All inclusive house share

Available August 2024



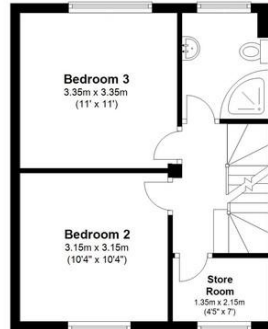
Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



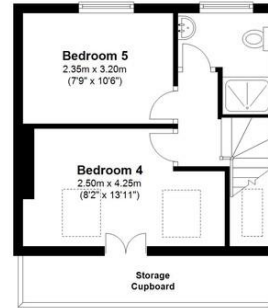
First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



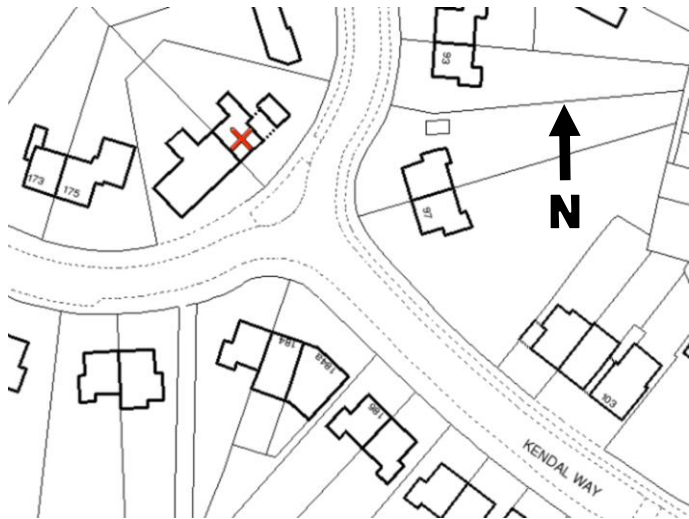
Second Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Kendal Way is conveniently located between Green End Road and Milton Road which access out to both. There are excellent local amenities nearby including a range of shops and facilities for most day to day requirements. The city centre and the university colleges are all easily accessible by either bus or bicycle along Milton Road and for the commuter, the region's major routes including the A14 and M11, are easily accessible close by as is the city's Cambridge North train station. The Science and Business Parks at Milton are also about a mile away.

COOKE
CURTIS
& CO