



£1,175 Per annum

Flat 2 24 Newmarket Road, Cambridge, Cambridgeshire, CB5 8DT



# Flat 2 24 Newmarket Road, Cambridge, Cambridgeshire, CB5 8DT

Welcome to Flat 2, 24 Newmarket Road, Cambridge - a charming property that offers the perfect blend of comfort and convenience. Situated in a central location, this delightful studio flat has everything you need to ensure your daily routines are met with ease.

One of the standout features of this flat is the inclusion of broadband, making it a breeze to stay connected with the world around you. Additionally, being in Council Tax Band A means you can enjoy lower tax payments, leaving you with more to spend on the things you love. Water is paid through a contribution starting at £35 for an individual occupant.

Step inside this studio flat and discover a cosy living space that is ready to be called home. With communal laundry facilities available, you can say goodbye to the hassle of laundry day.

Don't miss out on this fantastic opportunity to reside in a well-equipped flat in the heart of Cambridge. Contact us today to arrange a viewing and make this property your own.

## Disclaimer

Permitted charges in accordance with the Tenant Fee Act 2019

For Assured Shorthold Tenancies

Holding Fee: equal to 1 weeks rent

Deposit: equal to 5 weeks rent if annual rent is less than £50,000 or equal to 6 weeks rent where the total annual rent is more than £50,000

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies:

Application Fee: £375

Renewal/Extension Fee: £175

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

Property Redress Scheme:

Member No: PRS009663

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

