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£770 Per annum

Room 8 35 Mill Road, Cambridge, Cambridgeshire, CB1 2AB

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ROOM AVAILABLE ON MILL ROAD CAMBRIDGE

Welcome to 35 Mill Road - a BEAUTIFUL HMO property that boasts 9 bedrooms. Room 8 is on the top floor and shared a bathroom with 2 other occupiers. This shared house offers a fantastic opportunity for those seeking a spacious and well-equipped living space in the heart of the town centre.

The property with gas heating throughout, so you can stay warm and comfortable during the colder months. Additionally, the house comes fully furnished, ensuring a hassle-free move-in experience.

Utility bills, council tax and broadband are all included in the monthly rent.

## 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

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-110	A		
81-101	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	