



£950 Per annum

No. 6 Burberry Court, Ely, Cambridgeshire, CB6 1GZ

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Welcome to No. 6, Burberry Court, a modern and spacious 1-bedroom duplex property located in the desirable village of Littleport, CB6 1GZ. This well-designed home offers the perfect blend of style, comfort, and convenience, making it ideal for professionals or couples. Plus, with your own dedicated parking space, convenience is at the forefront of this stunning home.

The property spans two floors, with a bright and airy living space. The spacious double bedroom comes with built-in storage, while the fully fitted kitchen is perfect for cooking up your favorite meals. For added peace of mind, the development features gated parking, ensuring both security and convenience.

Littleport is a peaceful village surrounded by picturesque countryside, yet it offers excellent transport links. The train station is just a short walk away, with direct services to Cambridge, Ely, and London, making it ideal for commuters. You'll also find local shops, cafés, and a supermarket nearby, perfect for all your daily needs. Plus, there are plenty of parks and green spaces to enjoy the outdoors.

This property offers a fantastic lifestyle with the best of both convenience and tranquility. Contact us today to arrange a viewing!

## 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

