



£845 Per annum

Room 9 35 Mill Road, Cambridge, Cambridgeshire, CB1 2AB

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Nestled in the heart of Cambridge, Room 9 at 35 Mill Road offers an exceptional opportunity for those seeking comfortable and convenient living in a shared house. This beautifully presented room is part of a recently refurbished house of multiple occupancy, designed to cater to the needs of professionals.

The property boasts nine well-appointed bedrooms and six modern bathrooms, ensuring ample space and privacy for all residents. The communal areas are thoughtfully designed, featuring a well-equipped kitchen that invites culinary creativity, alongside a separate dining area perfect for socialising with housemates.

One of the standout features of this property is the large enclosed garden, providing a serene outdoor space for relaxation or gatherings. The location is ideal, with local amenities just a stone's throw away, making daily errands a breeze. Furthermore, the property is within a short walking distance of Cambridge rail station, offering excellent transport links for commuters. For those who prefer cycling, secure bike storage facilities

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

