



£995 Per annum

Room 7 35 Mill Road, Cambridge, Cambridgeshire, CB1 2AB



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A well-presented ensuite room is available within a professional shared house situated on the highly sought-after Mill Road in central Cambridge.

The property offers a spacious and fully equipped shared kitchen and communal living area, providing a comfortable and sociable living environment. Residents also benefit from access to a rear garden and secure bike storage.

The room itself is furnished to a high standard, featuring a private ensuite shower room, comfortable double bed, and ample storage. Utilities are included in the monthly rental.

Located on Mill Road, the property is ideally positioned within walking distance of the city centre, Cambridge Railway Station, and a wide range of independent shops, cafes, and restaurants.

## 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

