



## Flat 15, Citygate Woodhead Drive, Cambridge

£1,600 pcm Leasehold

Council Tax Band C • EPC Rating C • Electric Oven & Hob • Fridge/freezer • Washer dryer • Gated car parking with space for 1 car • Secure cycle store • 2 Bedrooms • 2 Bathrooms • 1 Reception.

**Referencing**

Salary required for referencing purposes must be no less than 30 x one months rent.

**Holding deposit and security deposit**

Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as  $\text{rent} \times 12 \text{ (months)} \div 52 \text{ (weeks)}$ . Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as  $\text{£(rent)} \times 12 \text{ (months in a year)} \div 52 \text{ (weeks in a year)} \times 5 \text{ (weeks)}$ .

**Non Managed Tenancy**

Cambridge Property Lettings act on a tenant find basis for the landlord. Once the tenancy has started all matters regarding the tenancy are between the landlord and tenants.

**Pictures**

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new when a tenancy starts.

**Floor plans**

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.



## **COMMUNAL GARDEN**

A patio and communal garden with direct access via patio doors



You can include any text here. The text can be modified upon generating your brochure.