



£3,475 Per annum

7 Perne Avenue, Cambridge, Cambridgeshire, CB1 3RY

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Welcome to 7 Perne Avenue, a large, well-presented 6-bed house, with 5 bedrooms available.

Located just a 5-minute bike ride from the railway station, and an easy walking distance from other essential Cambridge amenities, you'll not want to miss out.

Made up of 6 large bedrooms this is the perfect house for a group of sharers, the house has a fully modernized shared kitchen, spacious living room and separate utility room. Further to this there is a downstairs WC, an upstairs shower room and a full bathroom. Providing plenty of facilities for all residents.

On top of all these great features, the house even includes a rear garden for all to use.

Call us to book your viewing without delay.

## 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

