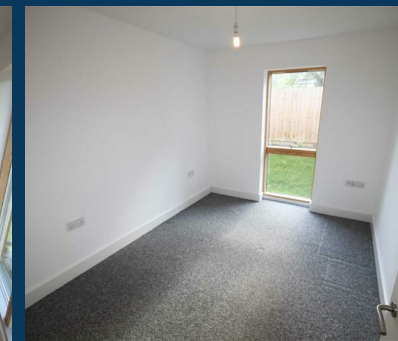


- Contemporary finish
- Ground floor
- Open plan living
- Two bedrooms
- Modern bathroom
- Underfloor heating
- Allocated parking
- Attractive gardens
- Available mid-July 2021 on an initial 12 month contract

**3 Ferndale House**  
**Cambridge CB5 8ET**  
**£1,300 PCM**



This modern and contemporary ground floor apartment sits within an attractive development of just eight units and is found approximately two miles east from Cambridge city centre. Well looked after and finished to a high standard; accommodation comprises; open hallway leading to an open plan kitchen and living room with patio doors leading to a raised decked area. The two double bedrooms and bathroom complete what is an attractive apartment. The whole property is heated with under floor heating and has a bright feel to it. Well kept communal gardens to rear and allocated parking to front.

## Ground floor

### Communal entrance hall

A well presented communal entrance hall that leads to the apartment.

### Hallway

Airing cupboard, underfloor heating, laminate flooring, with doors to bedrooms and bathrooms, open plan to:

### Open plan kitchen and living areas

#### Living area

15'10" x 9'05" (4.83m x 2.87m)

Open plan from the hallway, with full length, double glazed windows to side and rear aspect and patio doors leading to enclosed, raised decked area to rear aspect, the floor is laid with laminate flooring and benefits from underfloor heating, television point, telephone point, open plan to:

#### Kitchen

12'00" x 11'01" (3.66m x 3.38m)

With double glazed window to rear aspect, fitted with a modern, matching range of wall and base units with worktop over, built in sink and drainer unit, built in electric oven, built in electric hob with extractor unit over, built in fridge/freezer, built in slim line dishwasher, plumbing for washing machine. Down lighters to ceiling.

#### Bedroom one

11'04" x 8'07" (3.45m x 2.62m)

With double glazed full length window to side aspect, underfloor heating.

#### Bedroom two

11'04" x 8'10" (3.45m x 2.69m)

With double glazed full length window to side aspect, underfloor heating.

#### Bathroom

With obscured, double glazed window to side aspect, fitted with a modern and well presented three piece suite comprising w.c, wash hand basin, bath with mixer taps and shower over, shaver point, extractor fan, tiled flooring with under floor heating.

#### Outside

To the rear there is a communal garden that is mainly laid to lawn and is centered with an attractive gravel feature. The garden is part bordered with beds and is enclosed by panel fencing. To the side is covered bike and bin storage. To the front is a well presented garden, bordered partly by beds and shrubs. There is allocated parking for one vehicle.

#### Agent notes

Available from mid-July on an initial 12 month agreement on an unfurnished basis.

Council tax band: B Approx £1,499 per annum.

Sorry no pets. Non smokers only please.

Deposit: £1,500

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



Total area: approx. 63.2 sq. metres (680.3 sq. feet)  
NOT TO SCALE - For Guidance Purposes only  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	81 81
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

