

The Causeway, Godmanchester, PE29 2HA (Ref: P316)

Three bedroom maisonette - £690 PCM + £200 admin fee (other fees may apply)

*PP*hoto
coming soon

Description

This spacious maisonette situated overlooking the Causeway in Godmanchester comprises of kitchen/breakfast room, lounge/diner, three bedrooms (two with built in wardrobes), bathroom with shower, roof terrace and one allocated parking space. The property also benefits from gas central heating and uPVC double glazing.

Property Details (Ref: P316)

Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1
Furnished:	<input checked="" type="checkbox"/>
Available:	03 August 2017
Deposit:	£690.00
Council Tax Band:	A
EPC Rating:	E
Rent:	£690 PCM + £200 admin fee (other fees may apply)
Pets Considered:	<input checked="" type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input checked="" type="checkbox"/>
Sharers Allowed:	<input checked="" type="checkbox"/>
Garden:	Roof terrace
Parking:	Parking space

Godmanchester

GODMANCHESTER is situated on the banks of the river Great Ouse, approximately 16 miles north west of Cambridge. Whilst care has been taken to preserve the historic character of the town, which boasts numerous historic buildings, up to date amenities are provided. These include a doctor's surgery, dental practice, modern primary school, chemist, local shops including a Co-operative food store, restaurants and four traditional public houses. Huntingdon provides secondary schooling and further facilities including a main line railway station with access to London (Kings Cross) in under the hour. Road links include the A1, A14 and the M11. Further information may be found at: www.godmanchester.net/
www.godmanchester.cambs.sch.uk/ www.stannes.cambs.sch.uk/

TENANT ADMINISTRATION FEES


Our standard tenant administration fees are as follows:

- Up to two Applicants - £200
- Additional Applicant - £50
- Guarantor - £50
- Pets Deposit - maximum £175
- Late Rent Payment - £25
- Renewal of Tenancy Agreement - £30
- Addition of Name to Tenancy Agreement - £30
- Provision of Written Reference - £40


All the above fees are inclusive of VAT.

Energy Performance

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.