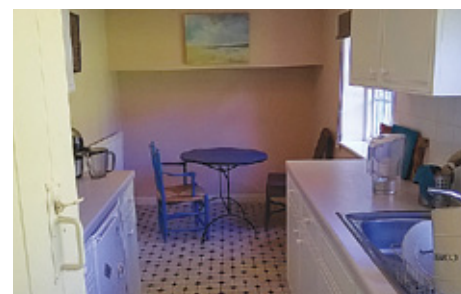


01480 432220

james.bailey@brown-co.com



## **TO LET – STABLE COTTAGE, CROXTON ESTATE, CAMBRIDGESHIRE PE19 6SY £625 PCM – UNFURNISHED**

Charming single storey cottage, set within the Croxton Estate

- 2 Bedrooms, Reception Room, Sitting Room, Kitchen/Dining Room, Utility Room & Bathroom
- EPC Rating E
- Rural location easy reach of Cambridge & London
- Kings Cross approx 45 minutes by train from St Neots Station



## LOCATION

Stable Cottage is located within Croxton Park Estate, a traditional country estate, with working organic farm, historic parkland and woodland.

Stable Cottage is located close to the rural village of Croxton, approximately 14 miles west of Cambridge and 4 miles from St Neots railway station.

Croxton is conveniently situated just off the A428 providing direct road access to Cambridge. St Neots offers National Rail services to London Kings cross with fastest service being approximately 45 minutes.

## STABLE COTTAGE

This charming cottage is located within the Croxton Park Estate. Having recently been redecorated the accommodation comprises:

**Entrance Hall:** - accessed from front door leading to kitchen, utility and sitting room, with telephone point.

**Kitchen/Dinning Area:** - Accessed from entrance hall, with modern fitted kitchen with electric cooker and under counter storage, leading to dining area both with views over front garden.

**Utility Room:** - Accessed from the entrance hall, with a range of built in cupboards with work tops and under counter storage, Worcester central heating boiler, with washing machine.

**Bathroom:** - accessed from utility room, with white 3 piece bathroom suite with over bath shower.

**Sitting Room:** - Accessed directly from entrance hall offering central fire place with new wood burning stove, television, phone and sky connection points, views over estate gardens to rear, and access to Bedrooms.

**Bedroom 1:-** Access from sitting room, double bedroom with phone point, views over estate gardens to rear.

**Bedroom 2:** - Access from sitting room, double bedroom with phone point, views over estate gardens to rear.

## GENERAL REMARKS AND STIPULATIONS

### SERVICES

The property benefits from an oil fired central heating system, mains water, electricity and septic tank.

### COUNCIL TAX

Band B £1,225.45 – 2015

### RENT

A rent of £625 Per Calendar Month payable in advance.

### DEPOSIT

A deposit of £750 will be required and shall be deposited into an approved Tenancy Deposit Scheme. The deposit shall be returned at the end of the tenancy subject to there being no breaches of the agreement.

### PAYMENT

The first month's rent the rent shall be payable by cheque, thereafter by standing order.

## OUTGOINGS

The tenant will be responsible for the payment of all usual domestic outgoing including electricity, oil, sewerage, telephone charges, TV license and council tax.

Water and maintenance of the shared front garden is to be provided by the estate.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E

## PETS

Pets may be considered

## SMOKERS

Smokers will not be permitted to rent the property.

## VIEWING

Strictly by Appointment with Brown & Co Alexanders on 01480 432220.

## REFERENCE & CREDIT CHECKS

These are completed by an external company and shall be payable by each incoming tenant. The checks can take up to five working days and a tenancy shall not be offered until all references have been approved.



**IMPORTANT NOTICES** Brown & Co Alexanders or the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co Alexanders for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co Alexanders, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co Alexanders for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co Alexanders is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2015.