Lets Rent Cambridge







Heron Road

, Northstowe, CB24 1AR

Rental £1,700 pcm

5 bedroom House available Now

Unit 4, New Close Farm, Butt Lane, Milton, CB24 6DQ
info@letsrentcambridge.com
01223 967 277

Opening Times
Mon 08.00 - 22.00; Tues 08.00 - 22.00
Wed 08.00 - 22.00; Thurs 08.00 - 22.00
Fri 08.00 - 22.00; Sat Closed; Sun Closed

Lets Rent Cambridge

* Unfurnished

Situation

Modern 5 bedroom home located within the growing community of Northstowe. The property features entrance hallway, with store cupboard and WC off. The kitchen is fully integrated with appliances and opens onto the family room with patio doors to a private garden. To the first floor is a large living room with a balcony, there are 3 bedrooms and a family bathroom. On the second floor there are 2 double bedrooms both with ensuite shower rooms. Car port for 2 cars to the side of the house.Rear garden will be laid to lawn with a shed. EPC Rating B Fees during the tenancy (payable to the Agent) • Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. • Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). • £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. • £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. • Should the

Property Ref: inst-1778

All measurements are approximate.

Further Information

The deposit required is £1,961.53

The landlord has requested to include Tenants Break Clause 2.5.3 Notwithstanding the express terms contained herein this tenancy may be terminated earlier by the Tenant for reasons of military necessity as defined in paragraph 2.5.4. subject to the Tenant giving the Landlord/Agent not less than 30 (thirty) days notice in writing, such written notice to be served personally or by Receipted Post by the Tenant upon the Landlord/Agent. Additionally Tenant may terminate this tenancy early but must reside at the property for 6 (six) months of this tenancy if the Tenant voluntarily accepts an offer of accommodation provided by the United States Air Force or its agents, subject to the Tenant giving the Landlord/Agent not less than 30 (thirty) days notice in writing, such written notice to be served Personally or by Receipted post by the Tenant upon the Landlord/Agent. If Tenant properly effects an early termination under this clause, Landlord/Agent shall not require from Tenant any charge, levy, penalty, or other payment whatsoever by reason of such termination. 2.5.4 Military necessity generally includes but is not limited to the following circumstances. 2.5.4.1 Tenant is officially directed by the United States Air Force to a permanent duty location that is at least 10 (ten) miles greater in distance from the leased premises than the Tenants duty location when the tenancy was entered into, this includes Permanent Change of Station (PCS) and Permanent Change of Assignment (PCA); or 2.5.4.2 Tenant is directed by the United States Air Force to occupy quarters or accommodations provided by the United States Air

Creation Date: 28/10/2026

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lets Rent Cambridge , 2026. Lets Rent Cambridge Registered in England No.