



Room 4, Flat 7, The Forum,  
Tiverton Way, CB1 3HT

Call us today 01223 664 200





\*\*\*LAST REMAINING ROOM AVAILABLE FOR SEPTEMBER 2024 - STUDENT ACCOMMODATION\*\*\*

Don't miss out enquire today to secure your room!

Flat 7 (4 bed) Room 4 £695pcm

Rent includes gas, electricity, water, WIFI, and a TV license for the common areas. Council tax is excluded, however, most students will qualify for an exemption.

Fully furnished flatshares within a purpose-built development on Tiverton Way, to the East of Cambridge City Centre, within cycling distance of Addenbrookes Hospital. Close to vibrant Mill Road with a supermarket close by.

The development has an on-site property manager on weekdays and a part-time night warden. The flats are looked after by Open Arch's in-house maintenance and management team. There are ample secure cycle stores and an on-site launderette for the use of residents only.

The Forum Wi-Fi is served with a 1 Gigabit lease line which is shared across all 33 flats, which is equivalent to a total of 1000 Mbps in both downstream and upstream directions. The exact bandwidth available to each flat will depend on the number of users sending data at any one time. As a guide we would expect at least 30Mbps to be available to each flat, with the ability to burst up to 65Mbps. Additionally Wi-Fi information available upon request.

Please note that rents, floorplans and photos may differ depending on the flat. EPC ratings and reports are available for each flat on request.

**Rental Price**

£695 pcm

**Deposit**

£500

**Location**

Cambridge

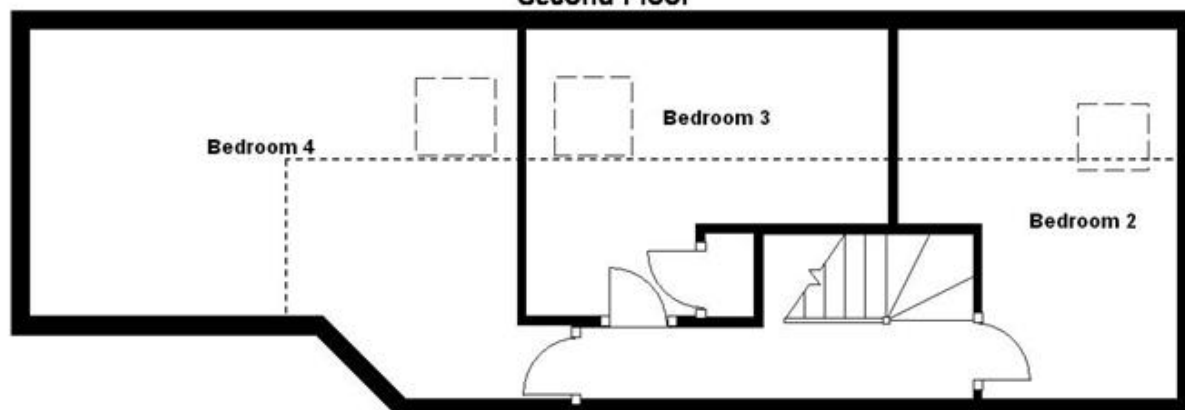
Bedrooms	1
Available From	14 September 2024
Property Type	Student Property - Flat
Furnished	Furnished
Partner Property	No

## Flat 7 The Forum, Tiverton Way, Cambridge CB1 3HT

First Floor



Second Floor



Sitting Room	4.83m x 3.76m (15'10 x 12'4)
Kitchen	4.77m x 1.43m (15'8 x 4'8)
Bedroom 1	2.85m x 2.49m (9'4 x 8'2)
Bedroom 2	3.85m x 2.90m (12'8 x 9'6)
Bedroom 3	3.77m x 2.06m (12'4 x 6'9)
Bedroom 4	5.07m x 2.98m (16'8 x 9'9)

Call us today 01223 664 200

<https://www.openarch.co.uk/student/search/cambridge/room-4-flat-7-the-forum-tiverton-way-cb1-3ht-32901438>