

The Old Post Office,  
Croxtton: A stunning  
detached four bedroom  
period home restored  
to the highest standards  
let at £1600 pcm.



# No Let Up For Lettings

*By Richard Freshwater BSc FNAEA*

There is a sustained demand for good quality rented property in and around Cambridge. Several factors are fuelling this high level of activity which is leading to rising rents. We are also seeing an increase in requests for advice on buy to let investments.

Croydon: A substantial detached five bedroom period home let at £1950 pcm

With the residential sales market so strong at the present time, we are receiving a number of enquiries from owners who are selling their homes and looking to move into rented while searching for their ideal property.

Our Cambridge Lettings Manager, Georgina Parker, says that through our London Office there is a regular flow of enquiries from people relocating from the capital, or, in many cases, returning to Cambridge after working away. And, of course, the high quality institutions and employers around Cambridge attract many new employees from the UK and internationally.

Different parts of Cambridge attract tenants for different reasons. To the east, Cherry Hinton and the Hills Road area are popular for access to Addenbrooke's where major development is creating many new jobs. The north of the city is popular for access to Cambridge Science Park, in particular. To the west, the colleges and the growing West Cambridge Campus attract a steady flow of new residents, and to the south of the city centre, access to the rail station and schools can be a deciding factor in where tenants wish to live.

The surrounding villages continue to prove popular too, particularly to the south, with good access to the M11, various science parks such as Chesterford Research Park, Babraham, TWI and the Genome Campus.



Vale House, Elsworth: A quality detached family home arranged over three floors with grounds of circa 1.5 acres and heated swimming pool. Let at £2500 pcm



Churchill Court, Madingley Road, Cambridge: A two bedroom ground floor apartment finished to the highest standards. Let at £1350 pcm

Cottenham: A well presented four bedroom detached house let at £1150 pcm



All this activity is leading to multiple offers on some properties and disappointment for many applicants who have lost out on a number of properties in quick succession.

Unlike most other letting agents, Cheffins attracts a lot of applicants and potential buy to let investors by word of mouth because of its size and the range of other departments specialising in commercial property, machinery and vintage auctions and fine arts as well as residential sales and lettings. Many people in the area have been in contact with one or other of our departments at some point and make us their first port of call if they are looking to rent.

We also keep relocation agents directly updated on new properties that have come onto the market, as they do tend to supply a high standard of tenant. Our national advertising in magazines such as Country and Town House is also an important source of applicants.

Cheffins is ideally placed to let property within Cambridge and the surrounding areas with a prominent office in a central location, a network of local offices across mid-Anglia, the London Office and listings on major property websites, including our own. We are highly experienced, offering a professional service to both landlords and tenants. We provide landlord services including full management, rent collection and even a letting only service.

**If you are looking for high quality tenants or would like further information about our services, please do call us**

# Residential Lettings



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