

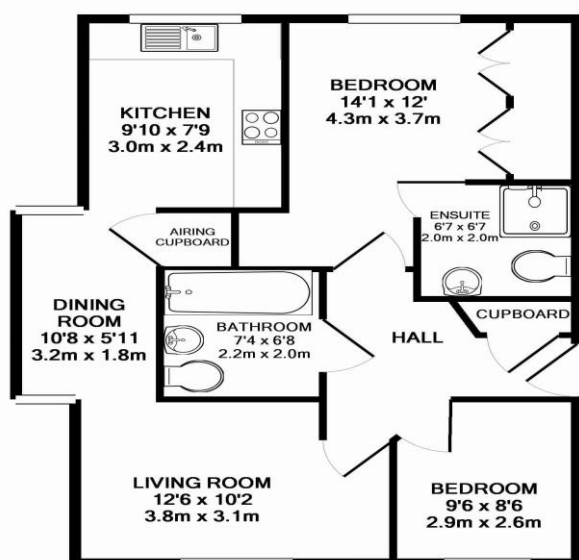
85 Broad Street, Great Cambourne



**85 Broad Street**  
Cambridge, CB23 6DH

Monthly Rental Of £1,150

The popular village of Great Cambourne provides a range of local facilities and amenities including shops, healthcare facilities, church, caf&eacute;/restaurants and schools. Surrounded by open green spaces providing walks and cycle trails. Main transport links are close by providing easy access to Cambridge, St Neots and Huntingdon with scheduled bus services throughout the day. This spacious 2 bedroom first floor flat is well presented throughout with accommodation comprising: Entrance hallway with storage; living room; dining area; fitted kitchen with appliances included; bedroom 1 with en-suite shower room; bedroom 2; family bathroom. Parking is allocated at the front of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Energy Performance Certificate



85, Broad Street, Great Cambourne, CAMBRIDGE, CB23 6DH

Dwelling type: Top-floor flat  
Date of assessment: 06 August 2020  
Date of certificate: 07 August 2020

Reference number: 0271-2876-6387-2300-2071  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 46 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

**£ 1,083**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 726 over 3 years	£ 726 over 3 years	
Hot Water	£ 225 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 1,083</b>	<b>£ 1,083</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

