

All together better residential property rental



## Flat 15 Essex House Regent Street, Cambridge, Cambridgeshire, CB2 1AB

LUXURY Living on REGENT STREET Cambridge!

Essex House offers a prime living spot in an exceptional location, just moments away from the prestigious University and its many colleges. Situated on a main arterial route connecting the city centre with the main railway station, CB1, Hills Road, Addenbrookes Hospital, Cambridge Biomedical Campus, and the M11 to the south, Essex House provides unparalleled convenience and accessibility.

Surrounded by amenities, residents will enjoy proximity to the Grand Arcade shopping, the recently redeveloped University Arms hotel, and an array of dining and retail options. Additionally, the University colleges of Downing and Emmanuel, as well as Anglia Ruskin University's main campus, are all within easy reach.

The apartments at Essex House are designed for modern comfort and convenience, featuring fitted wardrobes, a video entry phone system, energy-efficient skirting heating, underfloor heating in bathrooms, electric showers, and on-demand hot water. The fully equipped kitchens boast plush light grey handleless soft close units, oak worktops and upstands, and integrated white goods including 7kg washer/dryers.

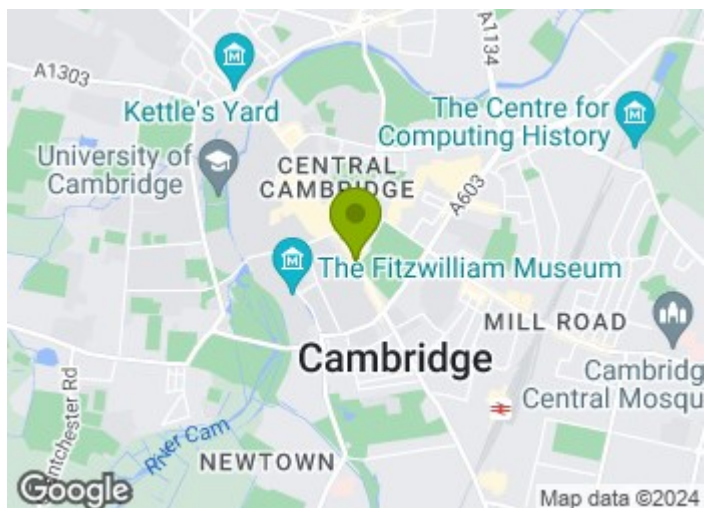
£1,250 Per annum

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- City Centre Location
- EPC Rating - C
- Unfurnished Studio Flat
- Council Tax Band - A
- Great Location!
- Available July 2024

Disclaimer

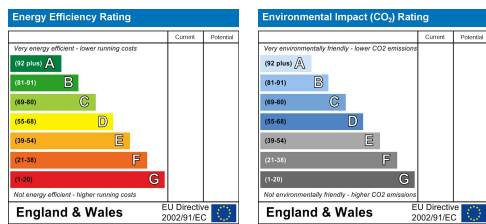


Directions



## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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