

All together better residential property rental



## Flat 7 Old Paper Mill, Ditton Walk, Cambridge, Cambridgeshire, CB5 8QD

The Old Paper Mill is an exclusive modern development of just nine apartments, thoughtfully created from the redevelopment of the original mill and retaining a wealth of charming original features.

Flat 7 is set within particularly attractive wooded grounds, offering a peaceful setting while remaining conveniently located for easy access to the city centre.

Situated on the ground floor, the apartment features a bright open-plan lounge, dining and kitchen area. The kitchen is well-appointed with integrated white goods and a generous breakfast bar with additional storage. The property is offered unfurnished.

This hidden city-centre gem also benefits from secure gated parking.

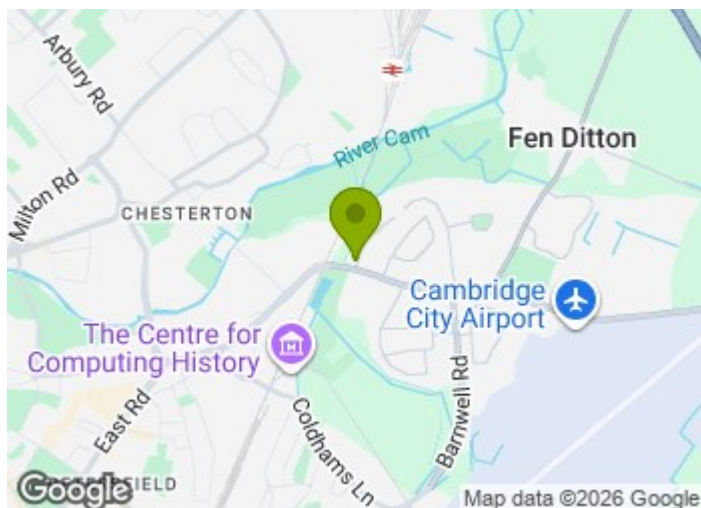
Early viewing is highly recommended to fully appreciate the unique character and quality of this sought-after apartment. Please contact OpenArch to arrange a viewing or for further information.

**£1,550 Per annum**

## Flat 7 Old Paper Mill, Ditton Walk , Cambridge, CB5 8QD



- EPC: C
- Council Tax Band: C
- Luxury apartment
- Two-bedrooms
- 2nd bedroom / study unfurnished
- Breakfast bar
- Secure gated parking
- Picturesque soundings



[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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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