



Room 2, 53 Canterbury Street  
, Cambridge, CB4 3QG

**£875 Per annum**



## Room 2, 53 Canterbury Street

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Welcome to 53 Canterbury Street! Don't miss this fantastic opportunity to secure a room in our recently refurbished professional house share, ideally located just off Huntingdon Road in Cambridge. With a choice of double and single rooms available, this stylish and well-maintained property offers comfortable living in a well-connected location.

Inside, the home has been thoughtfully updated to provide a welcoming environment for tenants. The shared areas are clean, bright, and functional, with a fully equipped kitchen and access to a charming courtyard garden, perfect for relaxing or socialising after a busy day.

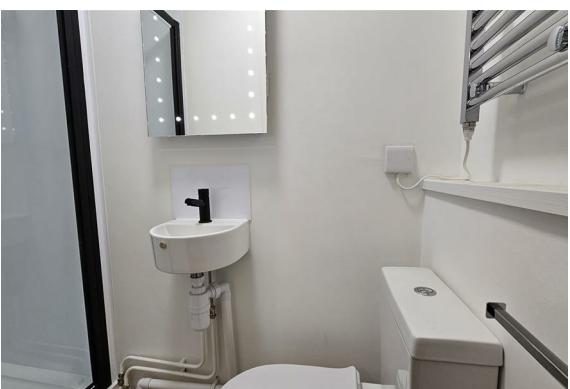
Room 2 is an ensuite single bedroom.

### Key Features:

- Recently refurbished throughout
- All utility bills included in the rent
- Shared courtyard garden
- Excellent transport links to the city centre and beyond
- Parking permits available from the local council

Located in a sought-after residential area, you'll benefit from easy access to Cambridge city centre, local amenities, and excellent public transport links. Whether you're commuting, studying, or simply enjoying all Cambridge has to offer, this property makes the ideal base.

Call us today to register your interest!





## Floor Plan



## Viewing

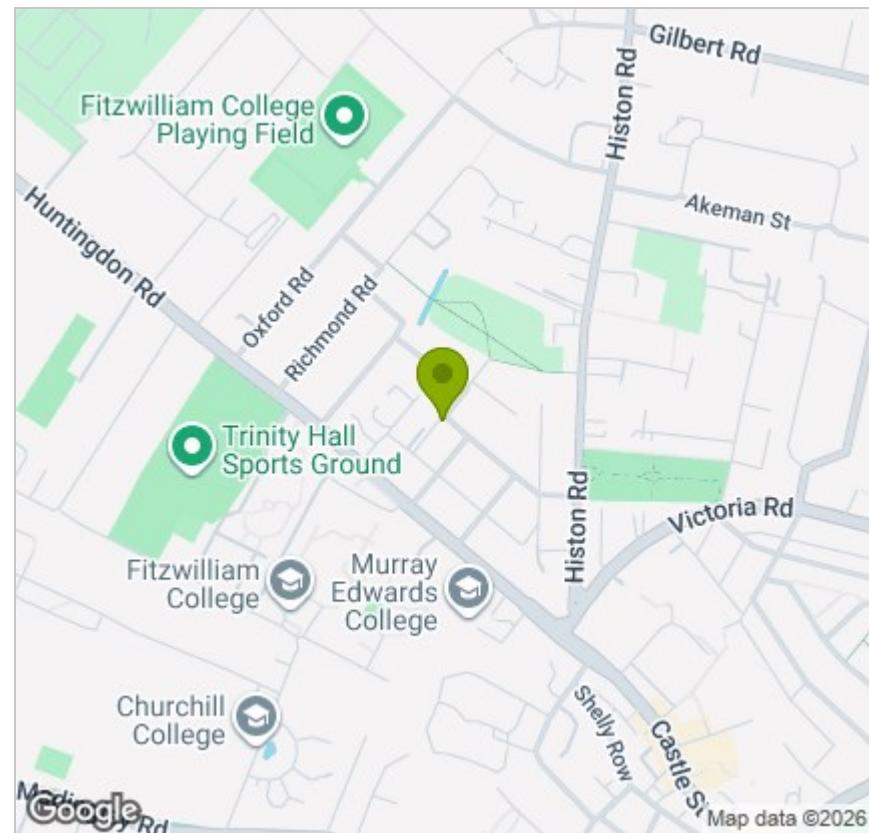
Please contact our OpenArch Properties Limited Office on 01223 664200 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

The Grange Market Street, Swavesey, Cambridgeshire, CB24 4QG  
Tel: 01223 664200 Email: [enquiries@openarch.co.uk](mailto:enquiries@openarch.co.uk) [www.openarch.co.uk](http://www.openarch.co.uk)

## Area Map



## Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			