



**81 Edgecombe Cambridge CB4 2LR**  
**Bedrooms: 1 Bathroom: 2**

**Monthly Rental Of £1,150**

- CHAIN FREE
- SPACIOUS ACCOMMODATION
- OPEN PLAN LIVING / DINING / KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EXCELLENT AMENITIES CLOSE BY
- WALKING DISTANCE OF NORTH CAMBRIDGE STATION





# Floorplan



**Floor Plan**

Floor area 51.4 sq.m. (554 sq.ft.) approx

Total floor area 51.4 sq.m. (554 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Council Tax Band: A

Local Schools:

EPC Rating: C

## Reserve This Property

A holding fee equivalent to one weeks rent is payable prior to the commencement of the referencing process. This will then be used towards your first months rent once suitable references have been obtained.

Please be advised that this will be retained by ten property agents should you fail the required right to rent checks, change your mind, delay the referencing process in excess of 15 days or you fail referencing due to inaccurate / misleading information being given as part of the application.

A dilapidations deposit equivalent to five weeks rent is payable prior to moving into the property. Should the tenant(s) request an amendment to the existing tenancy, an administration fee of £50 (including VAT) will be payable to the agent. Our Client Money Protection is provided by Propertymark.