



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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26a Woollards Lane, Great Shelford, Cambridge, CB22 5LZ
£1,200 PCM



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A well-presented one bedroom first-floor flat located in the heart of the popular village of Great Shelford offering excellent access to local amenities, Addenbrookes Hospital, mainline station, City Centre & M11. The property comprises of an entrance hall, modern fitted kitchen with built in oven and hob, living room with door to balcony, double bedroom and bathroom with shower over bath, WC & basin.

Council Tax Band B
EPC Rating D
Minimum Tenancy Length 6 months
Deposit £1380 (5 weeks rent)
Holding Deposit £270 (1 week rent)

Parking

Free parking is available in the car park across the road. On-street parking is available in Woollards Lane and surrounding roads

Broadband

According to Ofcom, Standard, Superfast & Ultrafast options are available to the property via OpenReach. You may be able to obtain fixed wireless broadband from EE.
For more information see Ofcom.

Mobile Phone Coverage

EE, O2 and Vodafone are likely to have good coverage for data and calls. For more information see Ofcom.

Utilities, Bills & Payments

Water is included in the rent. Tenants able to use any supplier for Gas, Electricity, Council Tax and any other bills are to be paid by the tenant.

Furnishing

Unfurnished. No white goods.

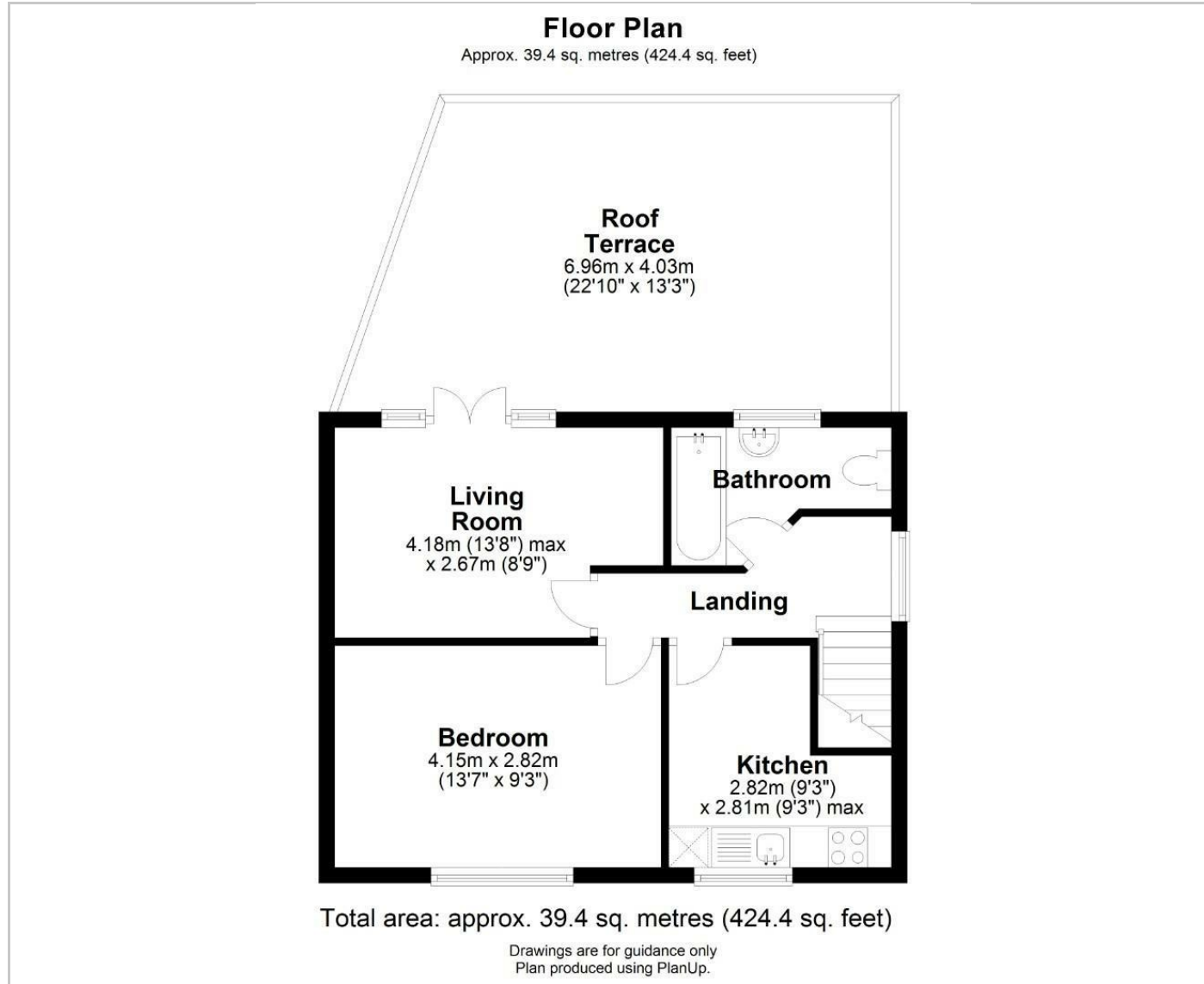
Unfurnished

Council Tax Band: B

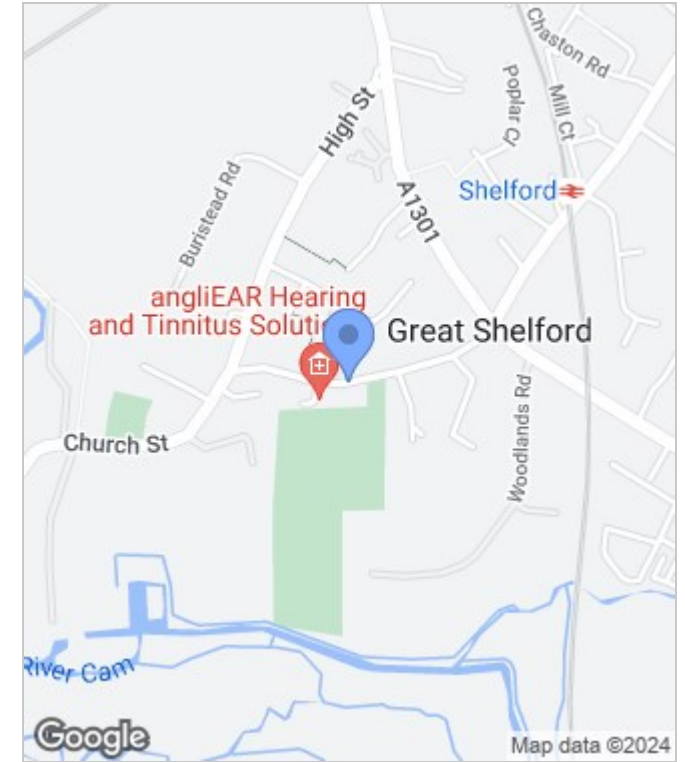
Available: 23rd February 2024



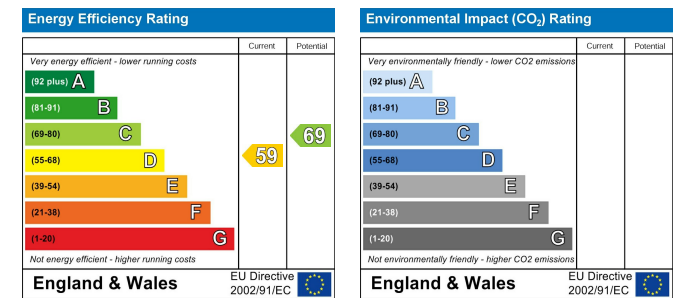
Floor Plans



Area Map



Energy Performance Graph



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.