



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET

16b Thirleby Close, Cambridge, Cambridgeshire, CB4 3RS

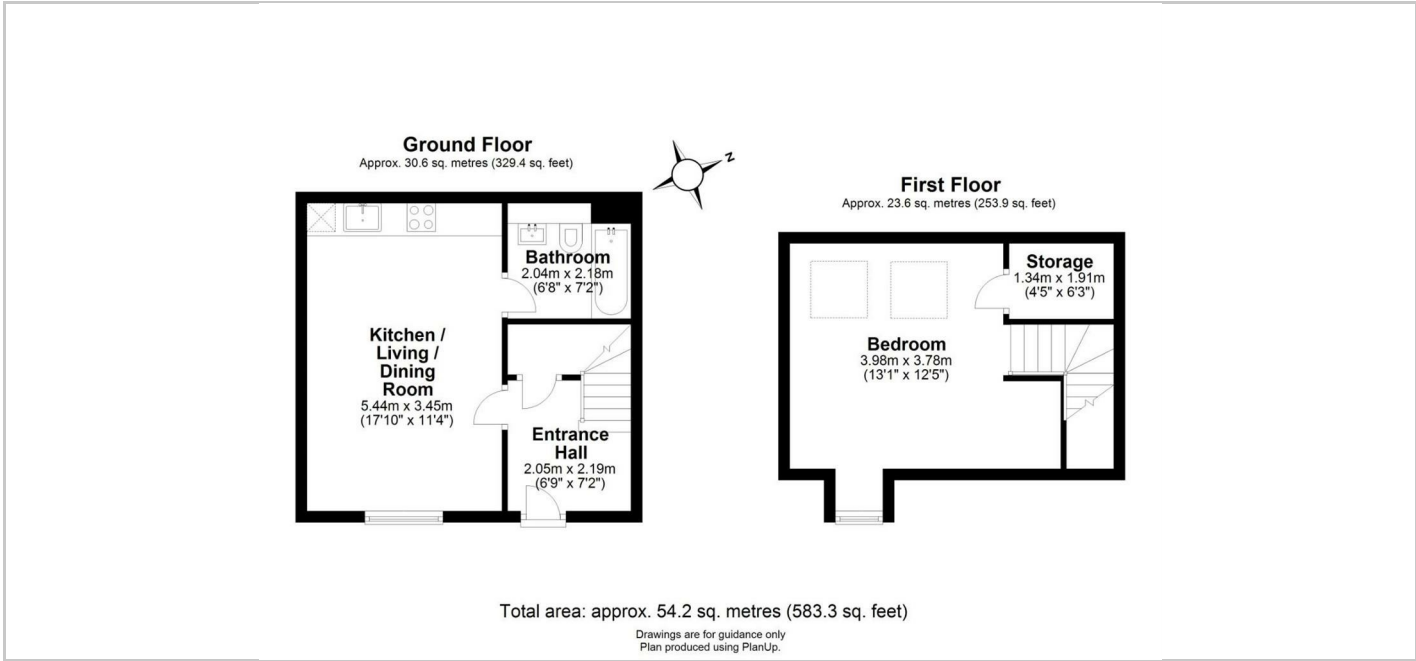
£1,500 PCM



THE PROPERTY

A well-presented one bedroom unfurnished duplex property, located in a popular City location, offering easy access to City Centre, City and Cambridge North train stations and A14/M11. Property comprises entrance hall, open plan living/kitchen/dining area, ground floor bathroom and large upstairs bedroom. The property benefits from a separate storage area to the right hand side of the property. One off road parking space is included in the let. Property is managed by the Landlord directly.

- EPC rating B
- Council Tax Band C
- Minimum 12 month tenancy
- Deposit £1730
- Holding Deposit £340



SITUATION

Directions

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		