

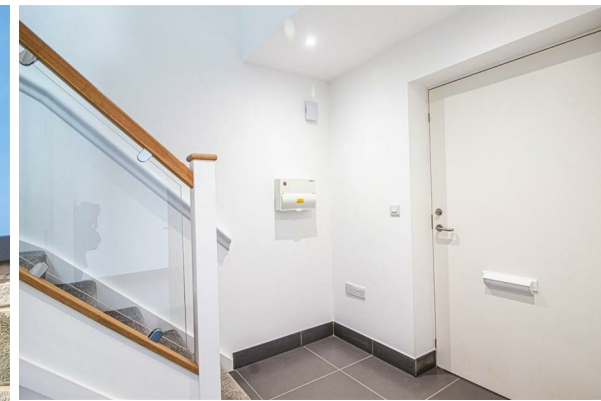


Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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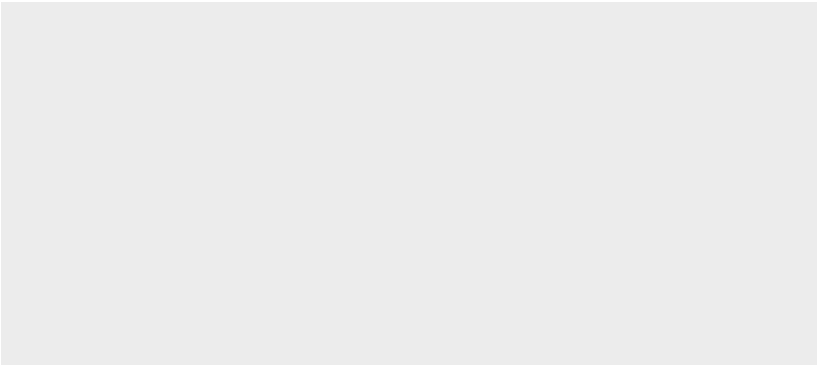


TO LET



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

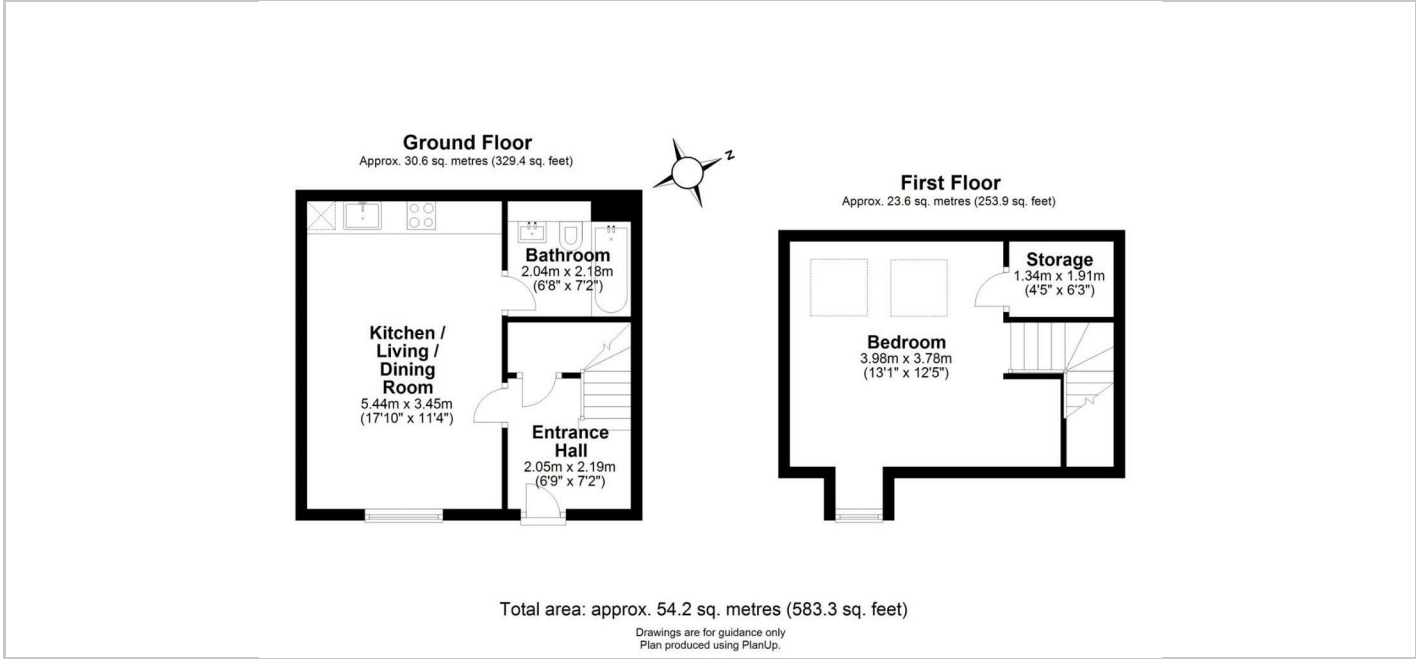
£1,500 PCM



THE PROPERTY

NEW BUILD A newly-built 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. There is no parking available at this property. Property is managed by the Landlord directly.

EPC rating - B.
 Council Tax Rating: C.
 Minimum 12 month tenancy
 Deposit: £1730
 Holding Deposit: £346



SITUATION

Directions

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96	(92 plus) A			
(81-91) B		81		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	