



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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1 Falcon Road, Trumpington, Cambridge, Cambridgeshire, CB2 9FR  
£2,800 Per Month



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- Popular Location
- Two En-suites
- Garage and off-street parking
- Four bedrooms
- South Facing Garden
- Easy access to Addenbrookes, M11 and City Centre

## Description

A beautifully presented, spacious four bedroom property in a highly sought after location in close proximity to the brilliant Trumpington Meadows country park and offering excellent access to local school, City Centre, M11, Addenbrookes Hospital, mainline station and local amenities.

The property comprises of an entrance hall, downstairs w.c, open plan kitchen / dining area with built in double oven, hob, fridge freezer, wine fridge, dishwasher and washing machine. On the first floor is the living room and second bedroom with en-suite bathroom. On the top floor is the master bedroom with en-suite, two further bedrooms and the family bathroom. Garage parking is available to the front of the property and a large shed can be accessed from both the garage and garden areas. To the rear of the property is a fully enclosed south facing garden.

The property has recently been redecorated and benefits from ample light and storage including built in wardrobes upstairs. Approx. 1824 sq ft. Managed by RAH

EPC Rating: B

Council Tax Band: F

Minimum 12 Month Tenancy

Deposit: £3230

Holding Deposit: £646

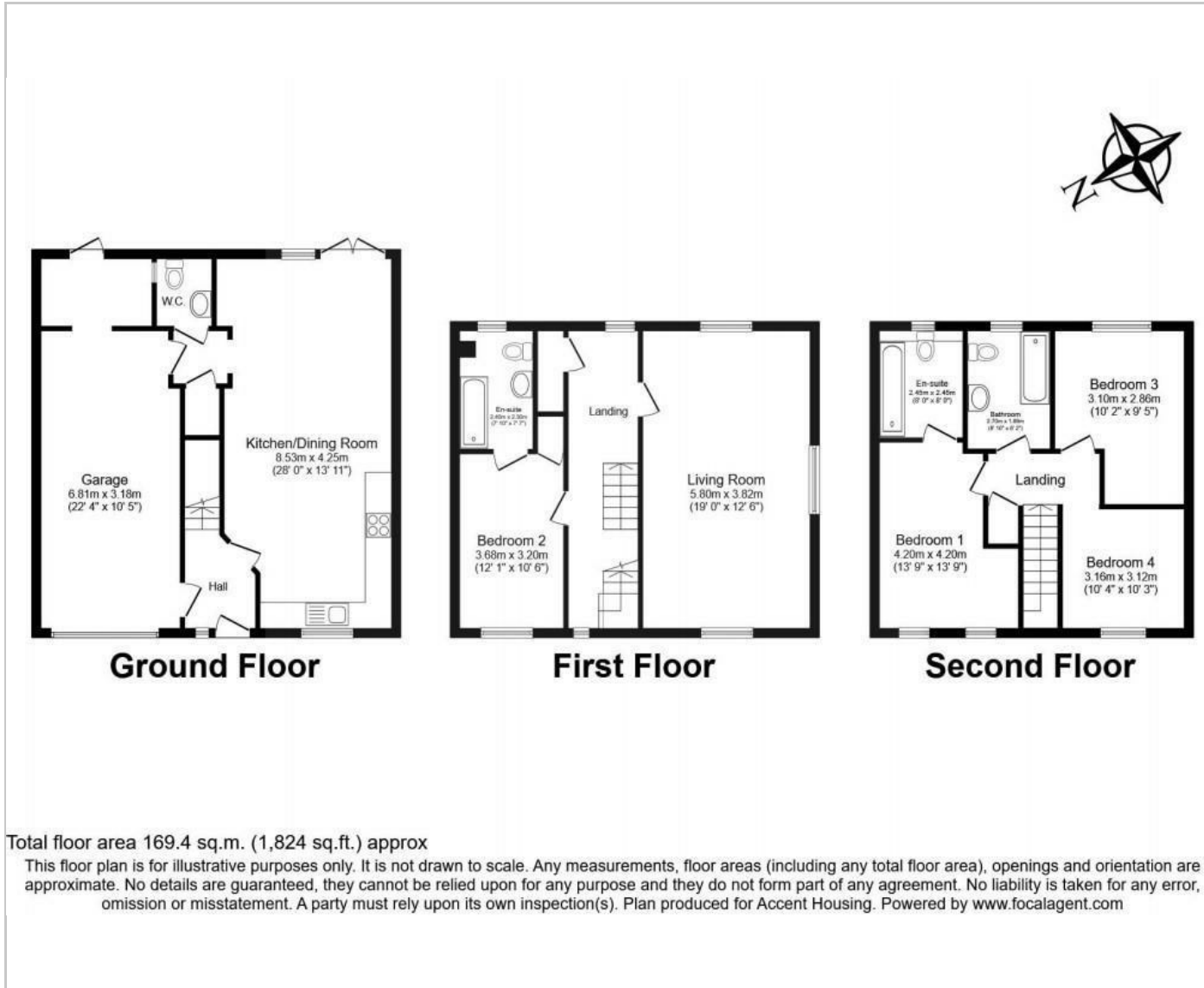
Unfurnished

Council Tax Band: F

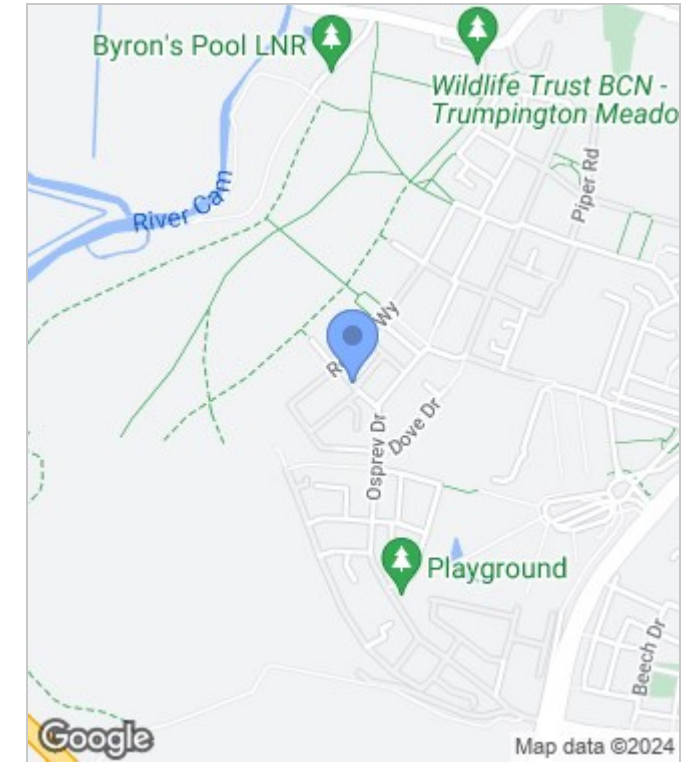
Available: 16th August 2024



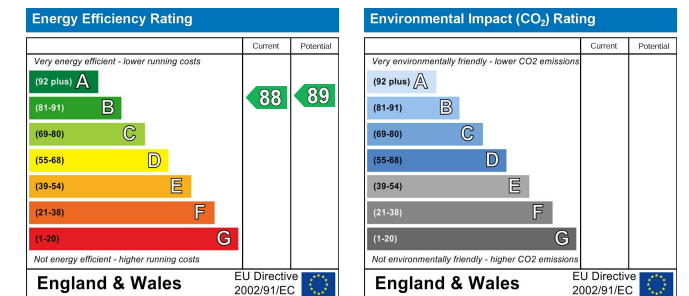
## Floor Plans



## 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.