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estate agents, letting agents & surveyors

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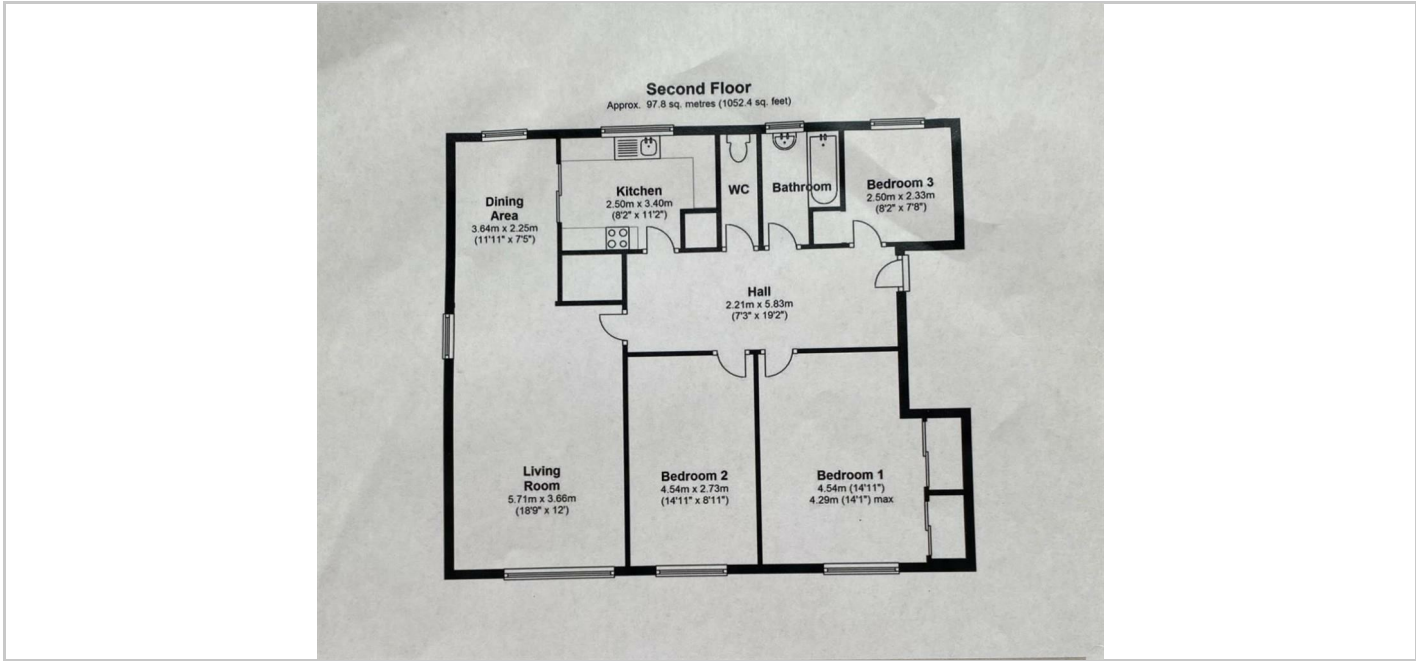
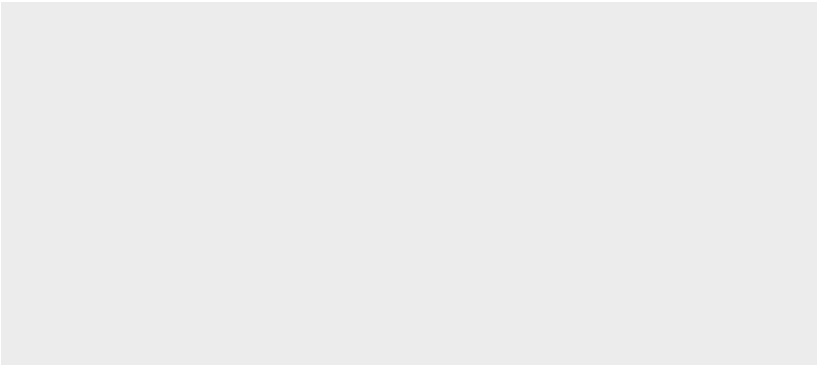


TO LET



8 Larchfield, Gough Way, Cambridge, CB3 9LR

£1,995 PCM



Directions

THE PROPERTY

A well-presented two bedroom ground floor apartment, overlooking communal green, within this highly regarded development off Barton Road. The property comprises large entrance hall, two double bedrooms with built-in wardrobes to master, bathroom and separate W/C, kitchen, dining room and living room. One off road parking space is available. Water bill charge = £75pcm. The property will be managed by the Landlord Directly.

- EPC Rating: C
- Council Tax Band: E
- Minimum 12 Month Tenancy
- Deposit: £2300
- Holding Deposit: £390

SITUATION

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	