



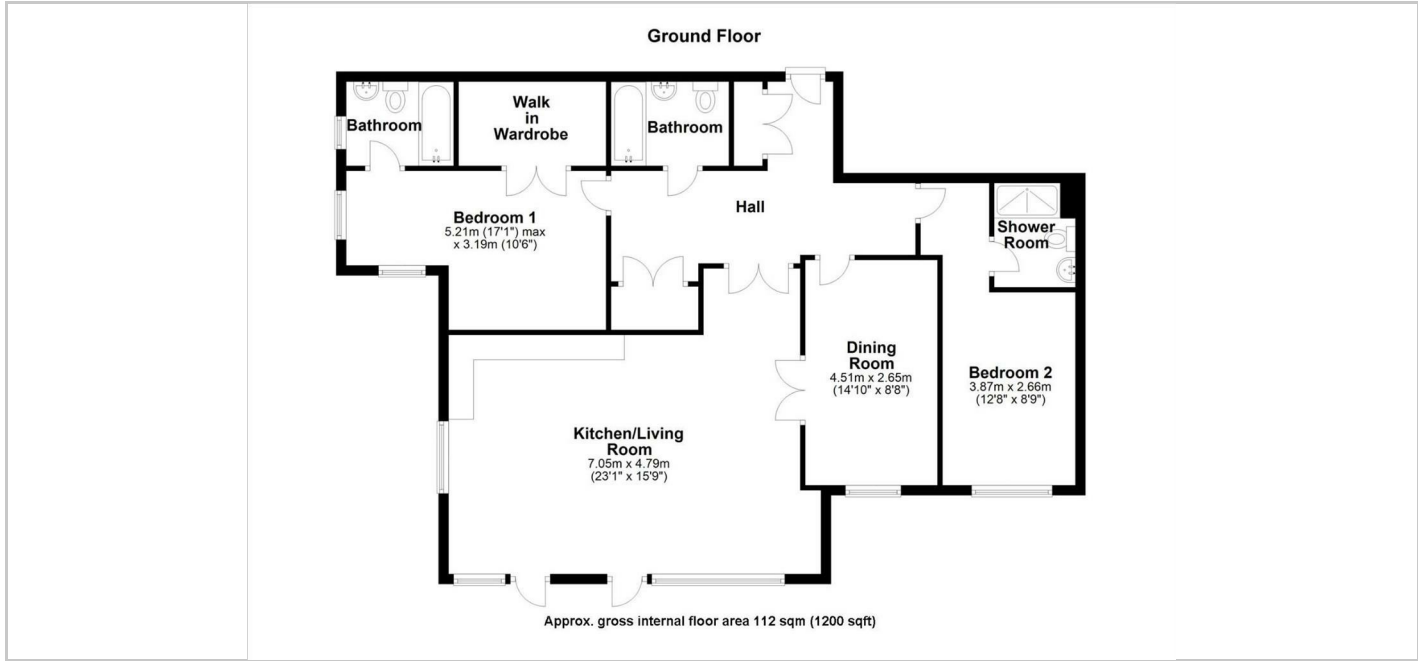
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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1 Meadowcroft House, 16 Trumpington Road, Cambridge, CB2 8EX

£2,250 PCM



Directions

THE PROPERTY

A very well presented furnished ground floor apartment finished to a high specification within easy access of the City Centre and M11. Communal hallway, large hallway, sitting room/fitted kitchen, study, 2 double bedrooms, en-suite bathroom with shower over bath, dressing room, further bathroom, balcony. Gas central heating, one allocated over ground parking space.

- Council Tax Band: G
- EPC Rating C.
- Minimum 12 Month Tenancy
- Deposit: £2590
- 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	80	82

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	82	83