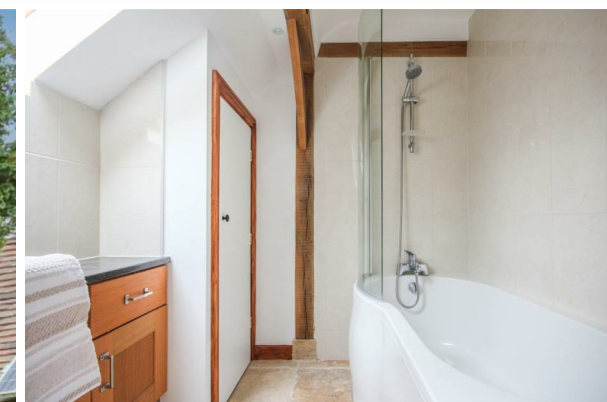


Redmayne Arnold & Harris
estate agents, letting agents & surveyors

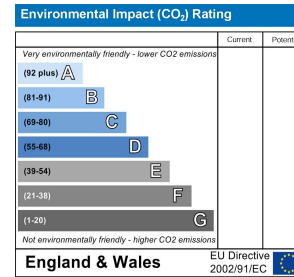
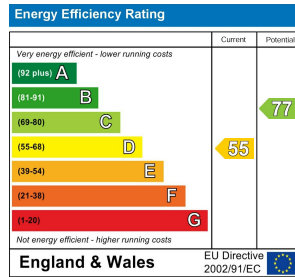
rah.co.uk



The Annexe, 197 Hinton Way, Great Shelford, Cambridge, CB22 5AN

£1,500 PCM

- Two Bedroom Annexe
- Parking Available
- Single Storey
- Washing Machine and Dishwasher
- Part Furnished
- Private Gated Residence
- Water Included
- Available NOW



This beautifully presented 2 bedroom annexe is just on the outskirts of the popular village of Great Shelford. The property comprises of a kitchen which opens to the living room and dining room. There are two bedrooms, a bathroom and a large storage cupboard. Off-street parking is available within the private courtyard and water is included in the bills. The property is let part-furnished and is managed directly by the landlord.

EPC Rating: D
 Council Tax Band: A
 Deposit £1730
 Holding Deposit £340
 Minimum Tenancy Length 6 months

Parking
 There is plenty of parking on courtyard, use of part of the lawn/garden if required.

White Goods
 Dishwasher, Washing Machine, Oven, Hob

Utilities, Bills and Payments
 There is a sub-meter for the property and the landlord will bill the tenants when the bill is received from the supplier.
 Council tax tenants to arrange and pay.
 Water included.

Supply
 Electricity Supply: Mains Supply
 Water Supply: Mains Supply
 Heating Supply: Mains Electricity Radiators
 Sewerage Supply: Mains Drainage

Broadband
 Standard/Cooper (ADSL) broadband is available at the property, please refer to Ofcom to check for supply coverage and speeds.

Mobile Coverage
 Mobile provider Three, EE and Vodafone have Limited signal for voice, data indoors. O2 is likely on voice not data indoors. All providers are likely outdoors for voice and data. Please check with Ofcom.

