



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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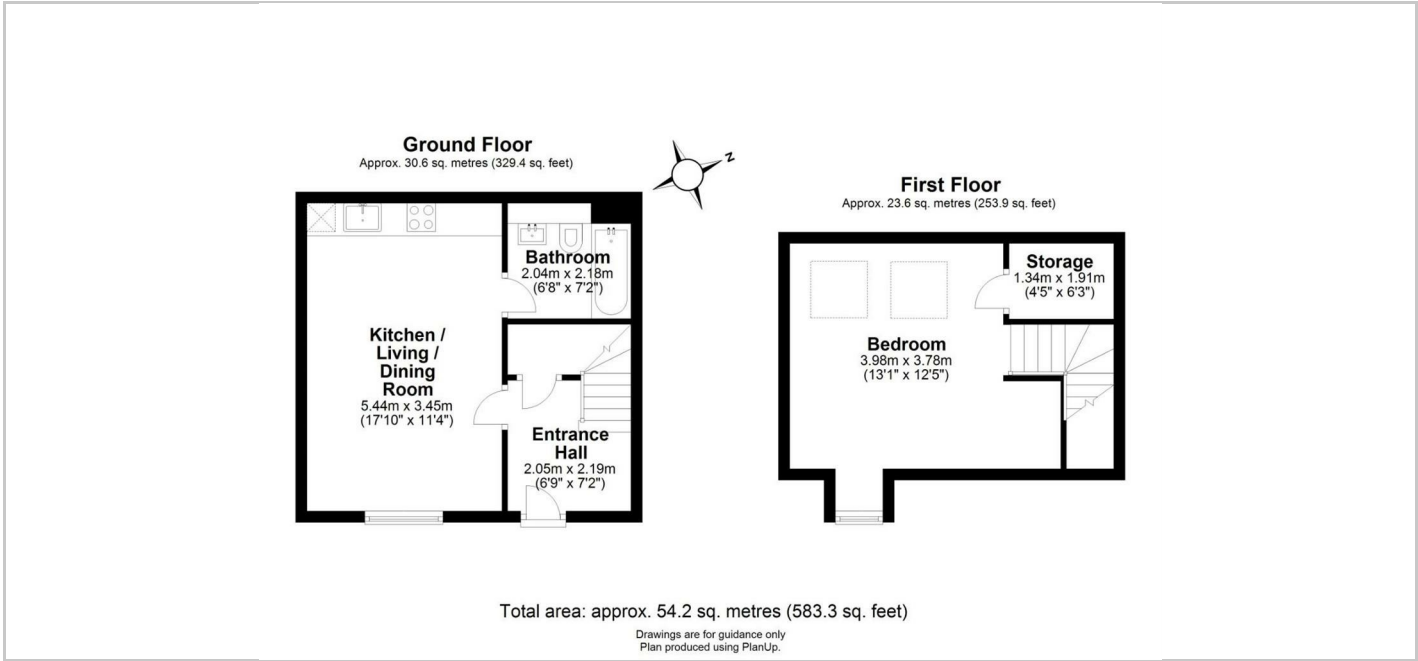


TO LET



16 Thirleby Close, Cambridge, Cambridgeshire, CB4 3RS

£1,550 PCM



Directions

THE PROPERTY

A well-presented one bedroom unfurnished end of terrace 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. One off road parking space is included in the let. Property is managed by the Landlord directly.

- EPC Rating: B
- Council Tax Band: C
- Minimum 12 Month Tenancy
- Deposit £1780
- Holding Deposit £350

SITUATION

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