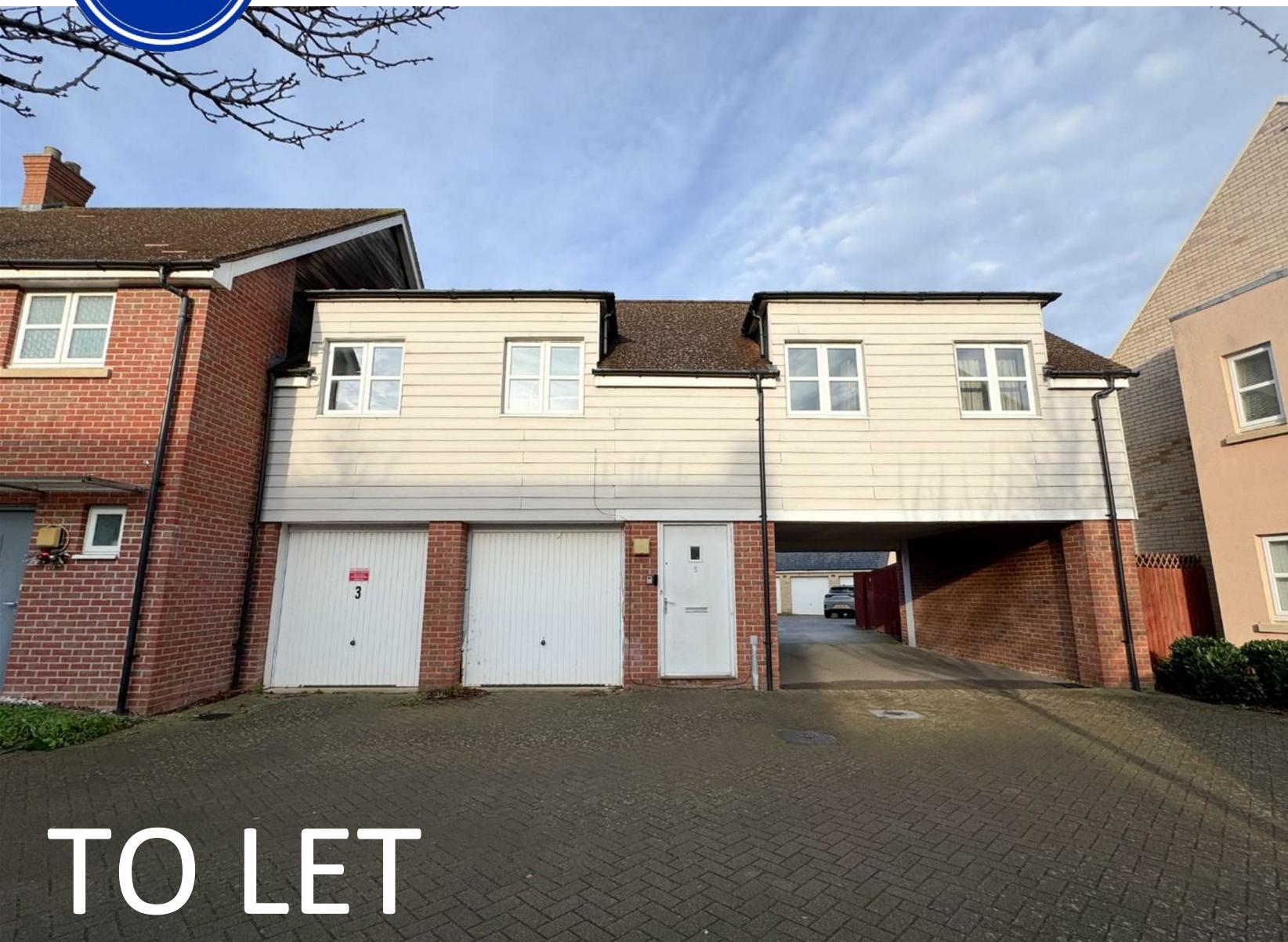




Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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# TO LET

5 Vales Place, Cambridge, CB4 2GU



£1,600 Per Month

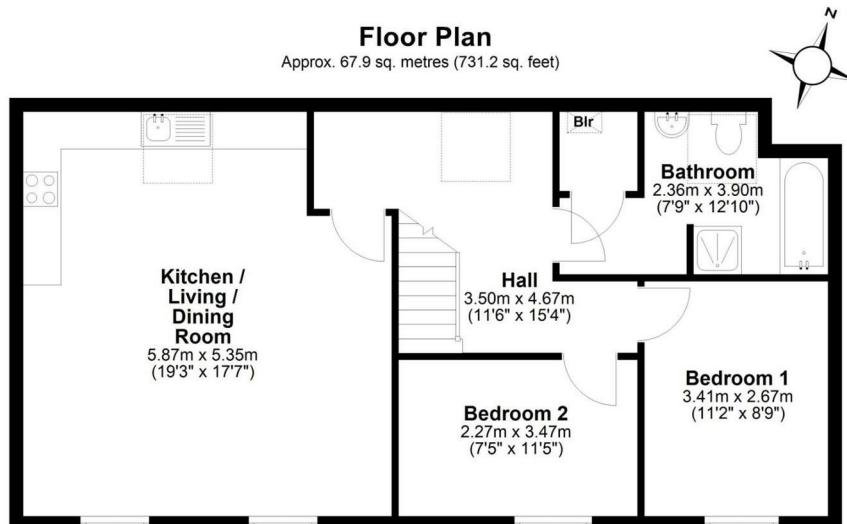
## THE PROPERTY

Located in the popular Orchard Park area, this well-presented first-floor flat offers modern and comfortable living. The property features an open-plan living area with a refurbished kitchen, two double bedrooms, and a newly renovated family bathroom.

Set within a quiet residential location, the flat is conveniently positioned close to local amenities and transport links.

### Floor Plan

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Directions

EPC Rating: C

Council Tax Band: B

Minimum 12 Month Tenancy

Deposit: £1840

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		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		