



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



35a Belgrave Road, Cambridge, Cambridgeshire, CB1 3DE
£1,600 PCM



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- Ground Floor Apartment
 - Allocated Parking
 - Bike Storage
 - Furnished
- Two Double Bedrooms
- Modern Kitchen and Bathroom
 - Central Location
 - Appliances Included

Situated in a select, well maintained development, the property provides good size, well planned accommodation. The entrance/utility room has a work top and storage and also a washing machine and tumble dryer. The entrance hall has a large built in storage cupboard and doors off to both of the bedrooms which have double wardrobes, wooden framed double beds and set of drawers. There is a modern bathroom with white suite comprising bath with shower attachment over, vanity wash hand basin and w/c. There is a storage unit ideal for towels and a large wall mounted mirror. The spacious living/dining room is dual aspect and has a nice feeling of space and two, two seater sofas and a dining table with four chairs. An archway then leads to the kitchen which has base and eye level units and has an oven and hob and fridge supplied. Throughout the property there are double glazed windows with hardwood surround and gas fired central heating via radiators. Externally there is the added advantage of allocated parking space and bike rack. The location is ideal for anyone that works at either ARM Holdings Ltd., AstraZeneca or Addenbrookes hospital. Cambridge city centre and railway station are within easy reach. This property will be managed by the landlords directly.

EPC Rating: C
Council Tax Band: B
Minimum 6 Month Tenancy
Deposit: £1840
Holding Deposit: £360

Parking
There is an allocated parking space available

White Goods
Washing Machine and Tumble Dryer

Utilities, Bills & Payments
All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

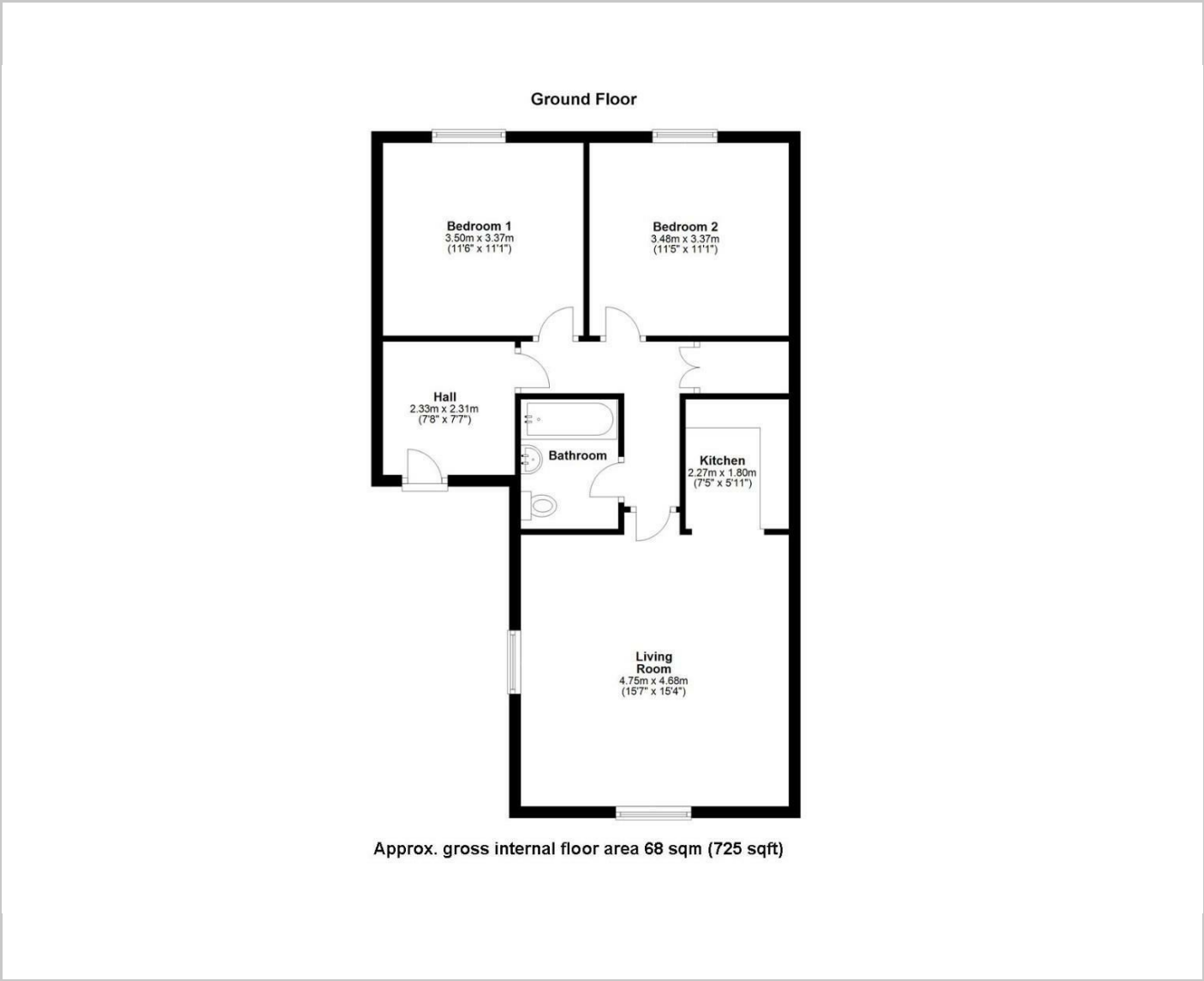
Supply
Electricity Supply: Mains
Water Supply: Mains
Heating Supply: Mains Gas
Sewerage Supply: Mains

Broadband
All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Mobile Phone Coverage
EE Good outdoor and in home data
O2: good outdoor
Three: Good Outdoor
Vodafone: Good outdoor variable in home
Please refer to Ofcom for guidance on mobile availability in the area.



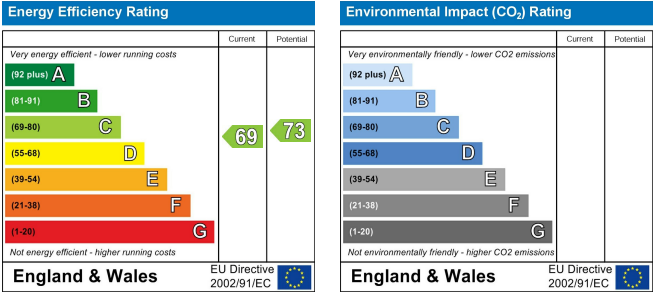
Floor Plans



Area Map



Energy Performance Graph



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