



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

Ashton Kings Mill Lane, Great Shelford, Cambridge, Cambridgeshire, CB22 5EN

£1,750 PCM

- Standing in private grounds in a unique and beautiful setting
- Excellent cupboard space throughout
- Spacious rooms
- Off-road parking

THE PROPERTY

An architect-designed two-bedroom detached bungalow in old Shelford, yet with views over open meadows down to the River Cam. Ashton is located in Kings Mill Lane, a quiet village lane, terminating at the Mill Pond yet close to the Parish church and school, within easy walking distance of village shops and services, and excellent access to a main line station, Addenbrooke's Hospital and Cambridge city centre.

The property comprises a fully fitted kitchen with cooker, fridge-freezer and dishwasher; utility room with washing machine and second toilet; sitting room with patio doors offering beautiful views over the garden and meadows; separate dining room; two double bedrooms with built-in wardrobes; and a family bathroom (bath with shower over, basin & w.c.).

Ashton stands in its own grounds, surrounded by lawns and gardens, with ample driveway parking and built-in garage.

The property is unfurnished and managed by RAH.

Council Tax Band: F

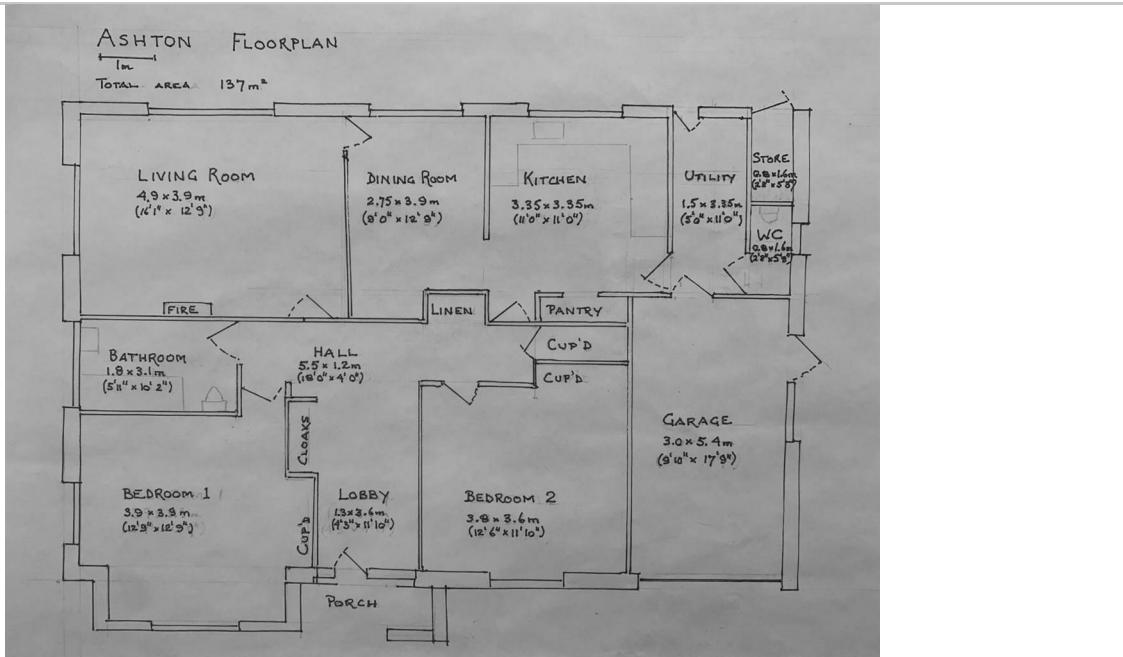
EPC Band: D

Minimum 12 month Tenancy

Deposit £2010

Holding Deposit: £390

SITUATION



Directions

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