



East Road, Cambridge, CB1 1DB



## East Road

Cambridge,  
CB1 1DB

A THIRD FLOOR STUDENT BEDROOM WITH UTILITES INCLUDED to let within this purpose built accommodation block comprising 8 rooms moments from Anglia Ruskin University and local amenities. The accommodation comprises 3rd floor bedroom with single bed, desk, wardrobe and bedside table. Shared shower room and kitchen facilities. Utility bills inclusive of rent. Furnished. Available from 30/08/2024. EPC: E and Council Tax Band: N/A.

### LOCATION

East Road is located within the Market ward of Cambridge and the property is positioned most conveniently for access to Anglia Ruskin University (0.2 miles). A wide range of local amenities can be found in the Grafton Centre and popular Mill Road nearby and the property is also well placed for access to Cambridge railway station approximately (1.0 miles) and the historic city centre via Parker's Piece (0.5 miles). (Distances approximate).

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**£795 PCM**





## BEDROOM 8

with Velux skylight to rear aspect. Furniture includes single bed, bedside table, desk with chair, wardrobe and chest of drawers.

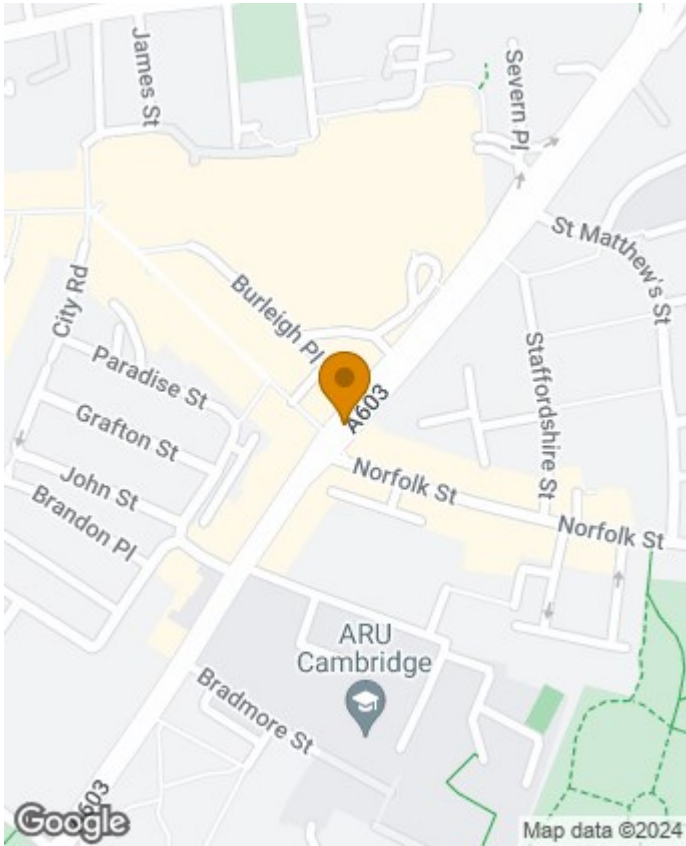
## LETTING AGENT NOTES

For more information on this property please refer to the

Material Information brochure on our Website.

Term - Minimum 12 month tenancy  
Holding Deposit - £183  
Deposit - £917





Rooms, East Road Cambridge



Total Area: 160.3 m<sup>2</sup> ... 1726 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Plans prepared by: charlesjharrison.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
England & Wales	
EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.