



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



4 The Maltings, Old Mill Court, Meldreth, Royston, SG8 6FU

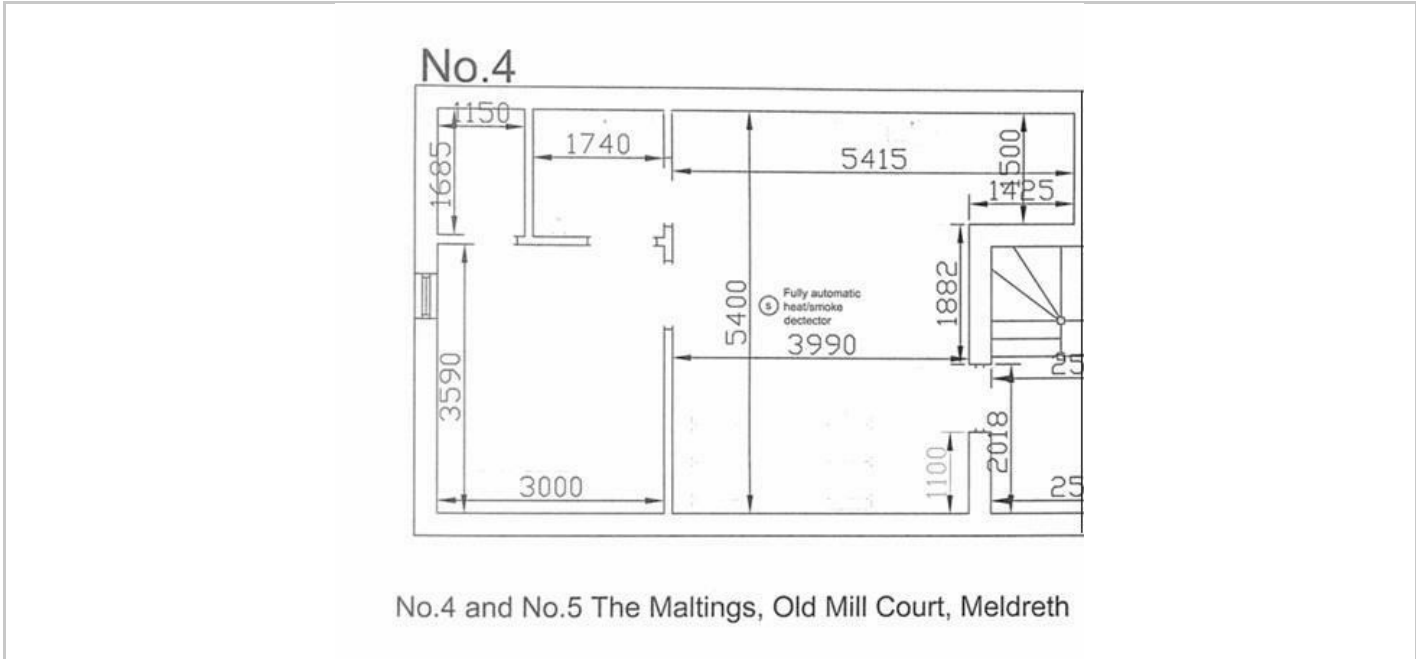
£950 PCM



**THE PROPERTY**

A modern and spacious one bedroom first floor flat in the popular village of Meldreth, offering access to local amenities, Royston, Cambridge, mainline station, M11, A505 and Addenbrookes hospital. The property comprises open plan living / kitchen area. There is a double bedroom as well as a bathroom with shower over bath, w.c & basin. There is one off road parking space available at the property. The property will be managed by RAH.

EPC rating B  
 Council Tax Band B  
 Deposit £1095  
 Holding Deposit: £220



**SITUATION**

**Directions**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	