TO LET

235 Newmarket Road, Cambridge, CB5 8JE

£1,250 PCM

Floor Plan

Approx. 34.5 sq. metres (371.1 sq. feet)

Balcony

Kitchen / Living / Dining Room
5.33m x 3.19m
(17'6" x 10'6")

Shower Room

Landing

Bedroom
3.85m (12'7")
x 3.57m (11'9") max
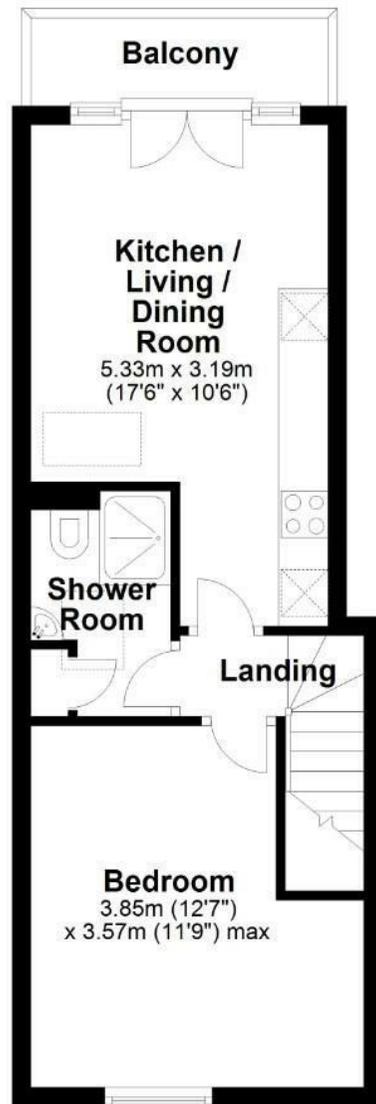
Total area: approx. 34.5 sq. metres (371.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

235, Newmarket Road, CAMBRIDGE

THE PROPERTY

Situated in a highly convenient and well-connected area, this newly decorated one-bedroom first floor apartment offers the perfect balance of city living and peaceful riverside surroundings.

Ideally located within walking distance of the city centre, the property is perfectly positioned for easy access to a wide range of local amenities including shops, cafés, restaurants, supermarkets and transport links. Just moments away, you'll find scenic riverside paths — ideal for morning jogs, evening strolls or simply unwinding by the water.

The apartment itself is accessed via a communal entrance hall with a private stairway leading to the first floor. Inside, the accommodation comprises a bright open-plan kitchen/living room, a comfortable double bedroom, and a modern shower room complete with a useful utility cupboard. A private balcony provides additional outdoor space — perfect for enjoying a coffee or some fresh air.

The property will be managed directly by the Landlord.

EPC Rating: C
Council Tax Band: B
Deposit: £1,440
Holding Deposit: £310
Minimum Tenancy Length: 12 months

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	76	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC