



15 Melbourne Place, Cambridge, CB1 1EQ  
£3,400 PCM



rah.co.uk  
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**THIS BEAUTIFULLY RENOVATED GRADE II LISTED 3-BEDROOM TOWNHOUSE IS SITUATED IN A WELL-SOUGHT AFTER YET QUIET CENTRAL LOCATION, JUST A SHORT WALK FROM PARKER'S PIECE AND BENEFITS FROM PARKING IN THE PRIVATE GARAGE.**

**THE HOUSE FEATURES AN OPEN-PLAN KITCHEN/DINING AREA TO THE LOWER GROUND FLOOR, WITH SEPARATE UTILITY/CLOAKROOM, DOUBLE HEIGHT STUDY SPACE, AND FRENCH DOORS LEADING TO A COURTYARD WITH STAIRS TO THE GARDEN ABOVE. THE DUAL ASPECT LIVING ROOM WITH DARK HARDWOOD FLOORING FEATURES SASH WINDOWS TO THE FRONT AND REAR ASPECT, ORIGINAL CAST IRON FIREPLACE, FITTED STORAGE AND DOORS TO THE REAR GARDEN.**

**STAIRS FROM THE LIVING AREA LED TO THE FIRST FLOOR WHERE YOU WILL FIND TWO BEDROOMS, ONE WITH AMPLE FITTED WARDROBES, AND A STYLISH FAMILY BATHROOM. TO THE SECOND FLOOR IS A THIRD DOUBLE BEDROOM WITHIN THE EAVES ALSO WITH FITTED STORAGE.**

**THE PROPERTY IS LET UNFURNISHED BUT DOES INCLUDE THE WHITE GOODS WHICH ARE A WASHER DRYER, DISHWASHER AND LARGE AMERICAN STYLE FRIDGE/FREEZER.**

**THE PROPERTY WILL BE MANAGED BY THE LANDLORD.**

**COUNCIL TAX BAND: F - CAMBRIDGE CITY COUNCIL  
EPC RATING: C  
DEPOSIT: £3,920  
HOLDING DEPOSIT: £390  
MINIMUM TENANCY LENGTH 12 MONTHS**

















