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TO LET



235 Newmarket Road, Cambridge, CB5 8JE

£1,350 PCM

## Floor Plan

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



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: £1,550

Holding Deposit: £310

Minimum Tenancy Length: 12 months



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	