



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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17 Ellis Road, Trumpington, Cambridge, CB2 9BG

£1,350 PCM



## THE PROPERTY

A modern one bedroom ground floor apartment in popular Trumpington development offering excellent access to Addenbrookes Hospital, City Centre, mainline station and M11.

The property comprises of an entrance hall, living / kitchen area, double bedroom and bathroom with shower over bath, w.c and basin. There is a small courtyard space which can be accessed from the living area and one allocated parking space to the rear. Council Tax Band B. EPC Band B.

12 month initial tenancy

Deposit £1550 (5 weeks rent)

Holding Deposit £310 (1 week rent)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	