

Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET

Flat 4, Hills Court 317 Hills Road, Cambridge, CB2 0QT

£1,650 PCM



THE PROPERTY

A bright and spacious two bedroom flat on the doorstep of Addenbrooke's Hospital and Bio Medical Campus and also offering excellent access to the University City Centre (3 miles) and central mainline railway station (1.8 miles).

This property has been built to a high specification and benefits from an open plan living / kitchen area with contemporary units, Silestone work surfaces, and built in appliances which include fridge / freezer, oven, hob, washer / dryer and dishwasher. There are two double bedrooms with an en-suite shower room to the master. There is also a family bathroom with shower over bath, w.c and basin. To the front of the property is an off-road parking space and to the rear a communal garden, the maintenance of which is included in the rent. The property is heated by zoned underfloor heating. This property will be managed by RAH.

EPC Band: B

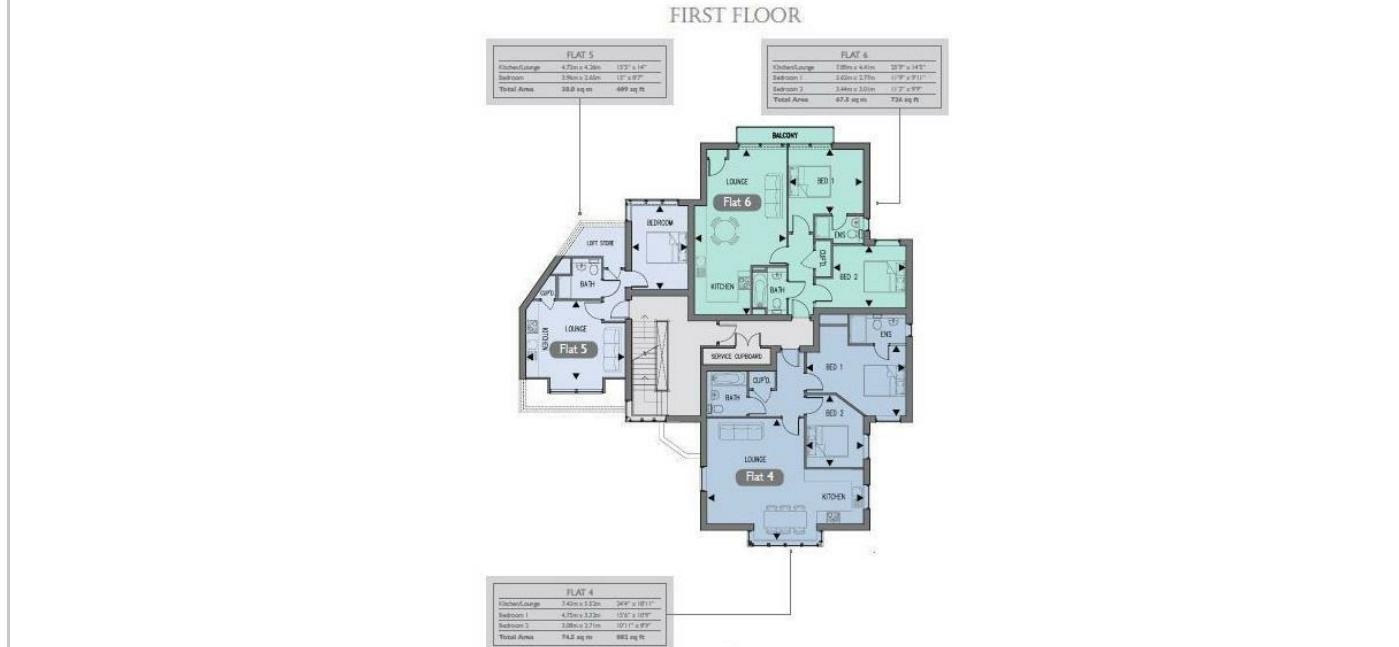
Council Tax Band: E

Minimum 12 Month Tenancy

Deposit £1900

Holding Deposit: £390

SITUATION



Directions

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		