



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



Flat 7, 113 Chesterton Road, Cambridge, CB4 3AR

£1,500 PCM

## THE PROPERTY

Located in one of Cambridge's most sought-after and well-connected areas, this beautifully presented ground-floor apartment offers contemporary living just moments from the River Cam. Positioned on Chesterton Road, the property is perfectly placed for scenic riverside walks along Midsummer Common and Stourbridge Common, making it ideal for those who appreciate green open spaces while remaining close to the city centre.

Cambridge city centre is within easy walking and cycling distance, and Cambridge North Station is readily accessible, providing excellent rail links to London and beyond. There are also regular bus services nearby, along with a wide range of local amenities including independent cafés, restaurants, convenience stores and supermarkets, all within comfortable reach.

The apartment itself is unfurnished and finished to an exceptional standard. The impressive open-plan living area features a vaulted ceiling and French doors, creating a bright and airy space ideal for both relaxing and entertaining. There is a well-proportioned double bedroom and a stylish, modern shower room designed with a sleek contemporary finish.

Water charges are included within the rent. On-street permit parking is available in the area, subject to availability, council approval and associated fees. The property is managed directly by RAH.

Council Tax Band: C  
EPC Band: C  
Deposit: £1730  
Holding Deposit: £340  
Minimum 6-month tenancy

## SITUATION

### Floor Plan

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 40.4 sq. metres (434.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Directions

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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