



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



17 Glenalmond Avenue, Cambridge, CB2 8DB

£1,550

- Spacious second floor apartment with terrace
- Double bedroom
- Family bathroom with Villeroy and Boch suite
- Secure undercroft parking
- Double glazing
- Gas underfloor heating
- Excellent decorative order
- Landscaped gardens
- Close to City and station

## THE PROPERTY

A beautifully presented, furnished second-floor apartment set within a prestigious and well-maintained development, ideally positioned for professionals seeking outstanding convenience and connectivity in Cambridge.

The property offers superb access to Cambridge City Centre and is within easy reach of Cambridge Mainline Station, providing fast and frequent rail services to London and beyond — ideal for commuters. The apartment is also conveniently situated for access to the A14 and M11, as well as the city's business and science parks, making it perfectly suited to working professionals.

The accommodation comprises a welcoming entrance hall leading into a bright and contemporary open-plan living and kitchen area, complete with integrated oven, hob, fridge freezer, washing machine and dishwasher. The living space opens onto a private balcony, offering an ideal spot to relax. There is a generous double bedroom with built-in wardrobes and a modern bathroom fitted with a shower over the bath, WC and basin.

Further benefits include a secure underground parking space.

The property is managed directly by RAH.

EPC Band: B

Council Tax Band: C

Deposit: £1780

Holding Deposit: £340

Minimum 12-month tenancy

### 17 Glenalmond Drive, Cambridge

#### Ground Floor



## Directions

## SITUATION

### 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			
EU Directive 2002/91/EC			
England & Wales			

### 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			
EU Directive 2002/91/EC			
England & Wales			