



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

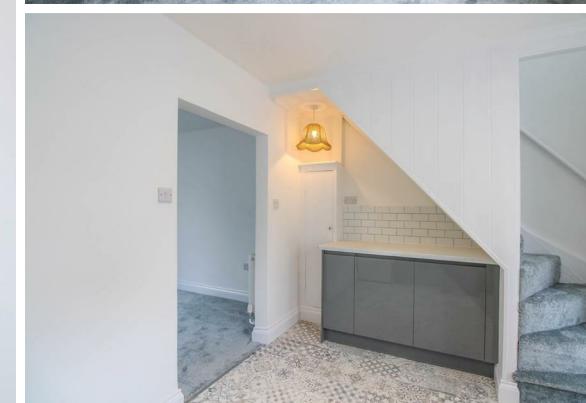
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TO LET

41 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ

£1,350 PCM



THE PROPERTY

A newly renovated Victorian 2 bedroom cottage in the centre of the popular village of Gt Shelford offering excellent access to good local amenities with a chemist next door, City centre, Addenbrookes Hospital, mainline railway station and M11.

The property comprises a separate living area, fitted kitchen, a spacious shower room, two good size bedrooms and enclosed courtyard. There is street parking available. The property is unfurnished and will be managed by RAH.

EPC Band: D

Council Tax: C

Minimum 12 Month Tenancy

Deposit £1550

Holding Deposit: £320

SITUATION



41 Woollards Lane, Shelford

Directions

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