



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

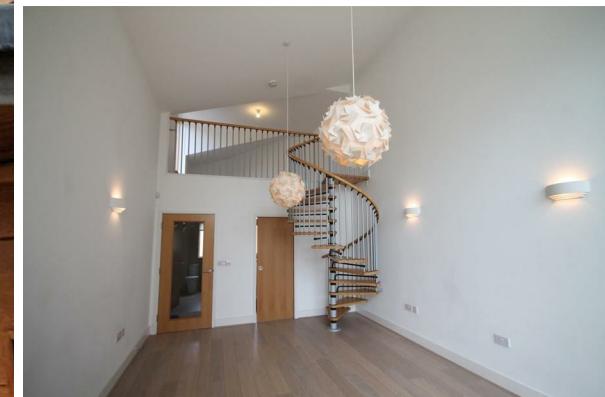
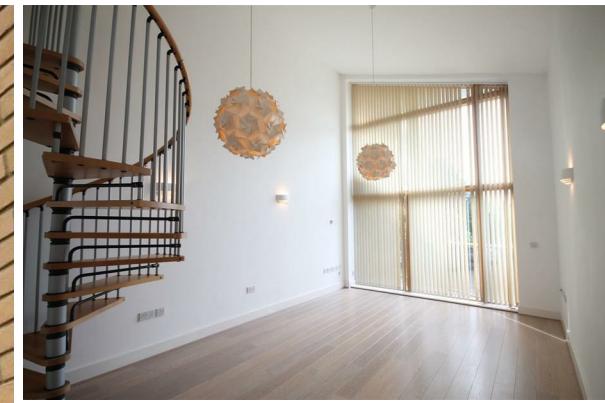
rah.co.uk



TO LET

4 Wessex Court, 21 Queen Ediths Way, Cambridge, CB1 7PH

£1,800 PCM



THE PROPERTY

First and second floor duplex apartment finished to a very high standard in an exclusive new development off Queen Edith's Way, located close to Addenbrookes Hospital. Living room/dining room with balcony. There is a spiral staircase in the living room leading to a mezzanine which could serve as an office. Two bedrooms, ensuite shower room and main bathroom. Under floor heating. The property benefits from a large roof terrace and with gated allocated parking for one car and bike storage.

This property will be managed by RAH.

Council Tax Band: E

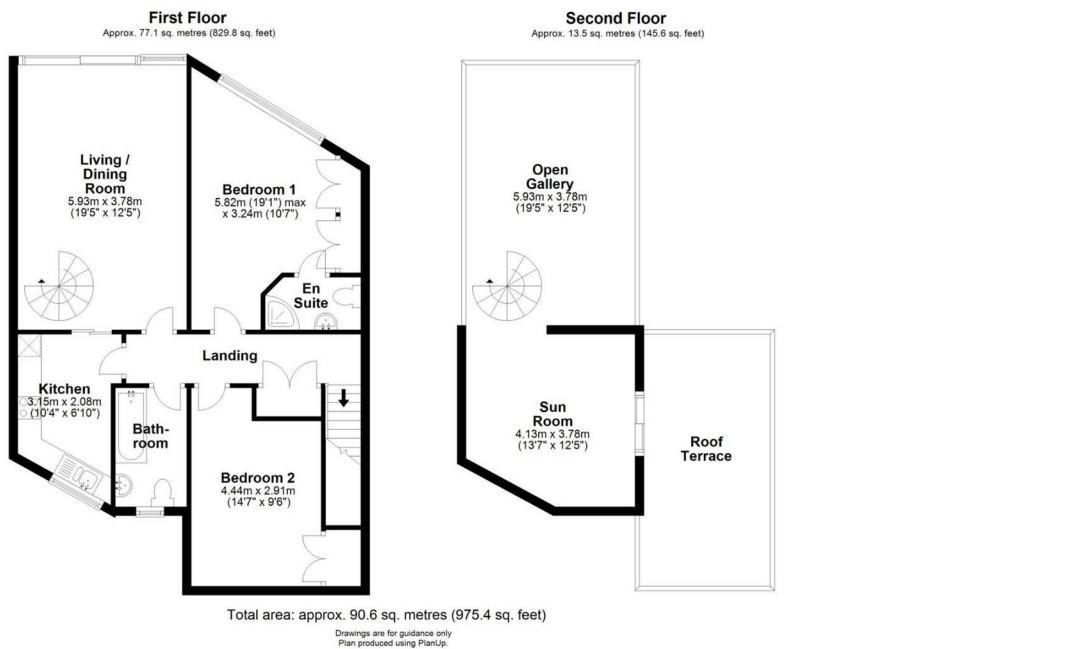
EPC Rating: C

Minimum 6 Month Tenancy

Deposit: £2070

Holding Deposit: £390

SITUATION



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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			
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England & Wales			