



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET

65 Rustat Road, Cambridge, CB1 3QR

£1,900 PCM

THE PROPERTY

This well-presented three-bedroom unfurnished townhouse is ideally located for easy access to the train station, city centre, and Addenbrooke's Hospital.

The ground floor includes an entrance hall, cloakroom, single bedroom, and utility room with access to the garage and garden. On the first floor, there's a modern kitchen, bright sitting/dining room, and a study/optional fourth bedroom. The second floor features a master bedroom with built-in wardrobes and ensuite, a double bedroom, and a family bathroom. Additional benefits include gas central heating, a single garage with rear driveway parking. This property will be managed by RAH.

Council Tax: D

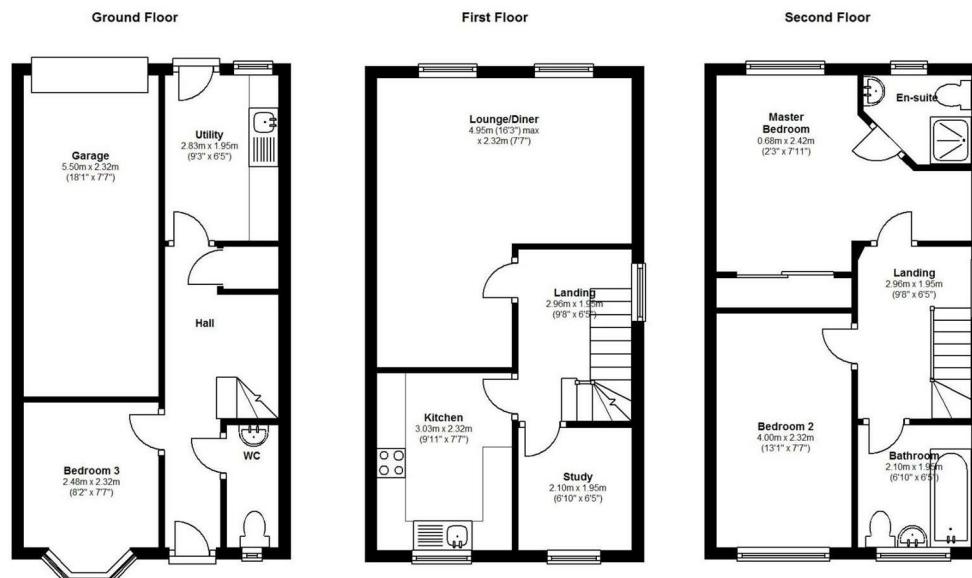
EPC Rating: C

Minimum 12 Month Tenancy

Deposit: £2300

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			
(55-68) D			
(39-54) E			
(21-38) F			
(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	