



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET

7 North Road, Whittlesford, Cambridge, CB22 4NZ

£1,125

## THE PROPERTY

A well presented one bedroom property in the popular village of Whittlesford offering access to local amenities, Babraham Institute, Addenbrookes Hospital, M11, A11 & A505.

The property comprises of an entrance hall, living area, fitted kitchen, bedroom and shower room. To the front is driveway parking and to the rear an enclosed garden with shed.

The property is unfurnished and managed by RAH. Council Tax Band B EPC Band C

12 month tenancy

Deposit: £1290

## SITUATION

## 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			
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			