



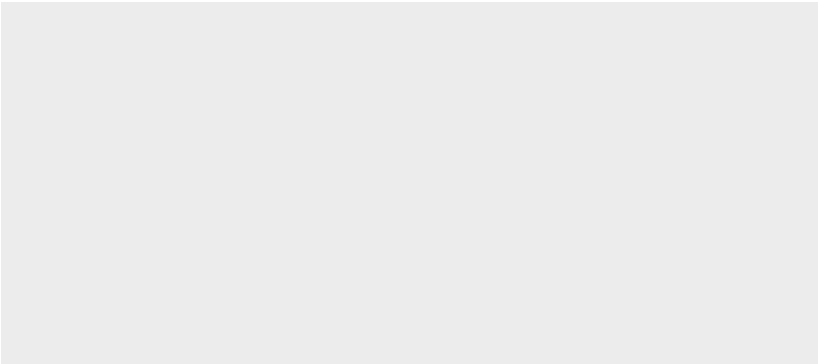
Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



Room 5, 202 Gilbert Road, Cambridge, CB4 3PB

£825 PCM



Directions

THE PROPERTY

A substantial 8 bedroom furnished two storey house located just north of the city centre, offering excellent access to Science Park, Cambridge North and ARU, and within close proximity of local amenities. This particular room benefits from an en-suite shower room. The property comprises of entrance hall, large open-plan kitchen/living room and large garden shared with all rooms.

Driveway parking at the front of the property is available for 2 cars only on a first come first serve basis at an additional cost. Please ask for further details and specify in your application if you would be requesting a parking space.

The property is managed by RAH.

- Council Tax Band: E
- EPC Rating: D
- Deposit: £950
- Holding Deposit: £190

SITUATION

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |