



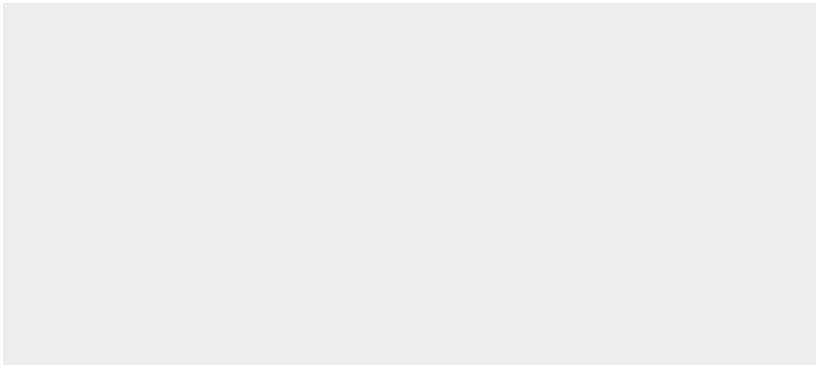
Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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



1 Park Parade, Cambridge, CB5 8AL

£4,000 Per Month



## Directions

## THE PROPERTY

This late-19th-century terraced home has been beautifully preserved, offering a rare combination of historic charm, tranquil surroundings, and iconic views over Jesus Green—while still providing effortless access to Cambridge city centre. It's an exceptional choice for anyone seeking a refined, characterful property in one of the city's most desirable neighbourhoods.

Thoughtfully extended, the property provides generous and versatile living space, beginning with an entrance hall leading to a drawing room, a library complete with wine cellar, and a kitchen/breakfast room, with a utility room. The first floor features a spacious living room with doors opening onto a private roof terrace—perfect for outdoor dining—along with two double bedrooms and a family bathroom. The top floor offers two further double bedrooms and an additional shower room.

This property will be managed by RAH.

Council Tax Band: G

EPC Rating: D

Minimum tenancy length 12 months

Deposit £5,610

Holding Deposit £390

## SITUATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		63
(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		