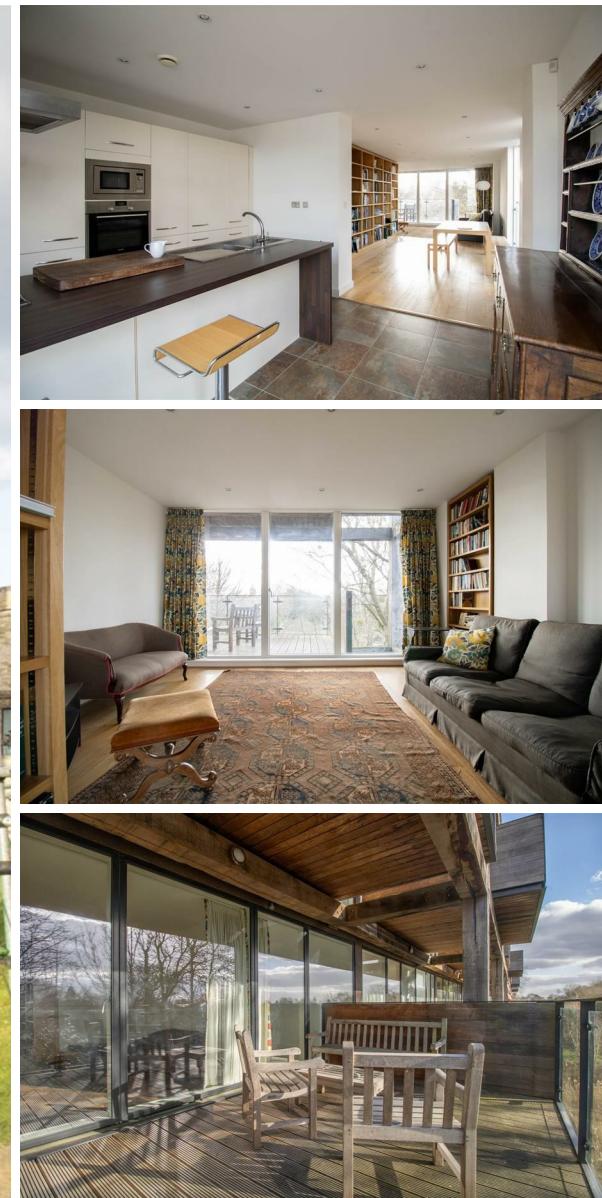




Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



12 The Copper Building, Kingfisher Way, Cambridge, CB2 8BL

£2,200

THE PROPERTY

A fabulous third floor apartment providing light and airy accomadation. A spacious entrance hallway finished with attractive wood laminate flooring, which continues through to the reception room, leads to the open plan kitchen, living, dining room has feature triple aspect floor to ceiling windows, door leads to the West facing balcony, with private views over Hobson's Brook

The kitchen has a stylish range of base and eye level units, breakfast bar, integrated appliances include fridge freezer, dishwasher, oven, microwave, finished with a 4 ring gas hob.

There are 2 bedrooms, both of which are comfortable doubles, the master is particularly spacious, with door leading to West facing balcony, mirrored sliding wardrobes also benefitting from a spacious en suite shower room comprising low level WC, wash hand basin, walk in shower. Off the entrance hallway is an additional bathroom fitted with white suite, heated towel rail, finished with attractive tiling.

A utility cupboard, off the hallway has space and plumbing for a washing machine, Outside, there is secure undercroft parking for one car, additional visitors parking nearby, the property has a video entrance system, stairs and lifts to all floors and bike storage.

Council Tax Band - F.

EPC Rating - B.

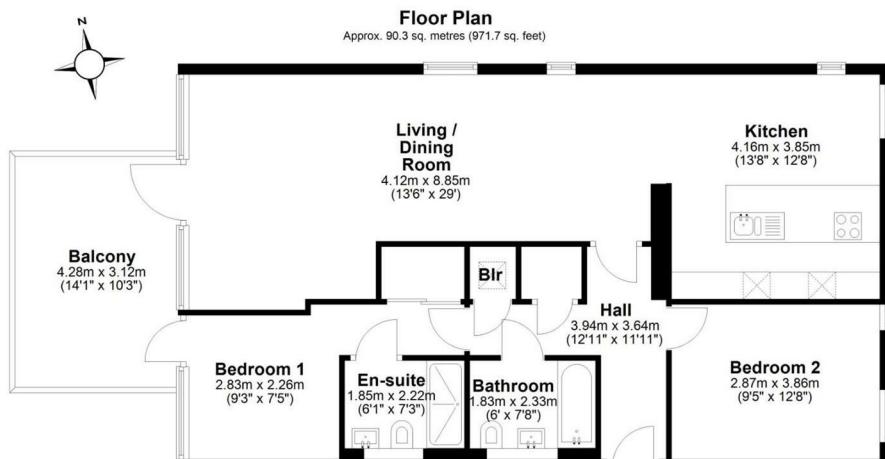
This property is managed by RAH.

Minimum 12-month tenancy

Deposit: £1780

Holding deposit: £390

SITUATION



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	86
(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	