



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET

Midsummer Cottage, 6 Springfield Road, Cambridge, CB4 1AD

£1,600 PCM



## THE PROPERTY

Nestled in a highly sought-after residential pocket, Midsummer Cottage combines charming character with everyday convenience. Situated on Springfield Road, the property enjoys excellent access to Midsummer Common, the river, local shops, cafés, and transport links—everything you need is just a short walk away.

Set across three floors, this delightful unfurnished two-bedroom home offers an inviting open-plan living and dining area filled with natural light, complemented by a contemporary fitted kitchen and a well-appointed first-floor bathroom.

The two bedrooms are arranged over the upper levels, providing comfortable and versatile spaces well suited to professionals, couples, or small families. To the rear, a neatly maintained courtyard garden offers a peaceful spot for outdoor dining or relaxation.

This property will be managed by RAH.

Council Tax Band: D

EPC Rating: C

Minimum 6 Month Tenancy

Deposit: £1840

Holding Deposit: £380

## SITUATION



## Directions

| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|--|--|-----------|
|   |  | Current  | Potential |
| Very energy efficient - lower running costs |  |  |           |
| (92 plus) A                                 |  |  | 88        |
| (81-91) B                                   |  |  |           |
| (69-80) C                                   |  | 73   |           |
| (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                             |  |  |           |
| EU Directive 2002/91/EC                     |  |  |           |
| England & Wales                             |  |  |           |