



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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24 Mandrill Close, Cambridge, CB1 9TN

£1,575 PCM

THE PROPERTY

A well-presented two bedroom property, situated in a quiet location, offering excellent access to local amenities, City Centre, and the A14.

The property comprises of a kitchen with built in oven, hob, fridge freezer and washing machine, a reception rooms and a downstairs WC. Upstairs there are two double bedrooms and a modern family bathroom benefitting from a bath with an overhead shower, WC and basin. The property benefits from a large, enclosed garden to the rear and allocated off-road parking. The property will be managed by the Landlord.

EPC Rating: Current C

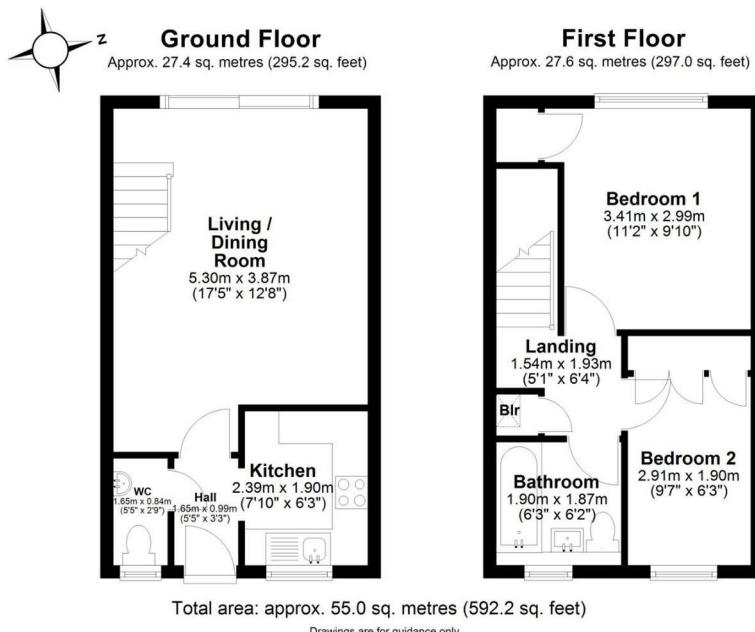
Council Tax Band: C

Deposit: £1810

Holding Deposit: £360

Minimum 12 Month Tenancy

SITUATION



Directions

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		73
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		