



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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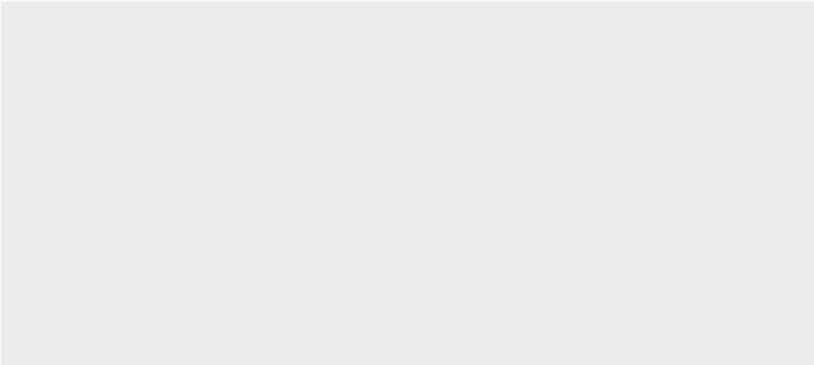


TO LET



Room 1 Thornton House, Huntingdon Road, Cambridge, CB3 0LQ

£875 PCM



### THE PROPERTY

**ALL BILLS INCLUDED**

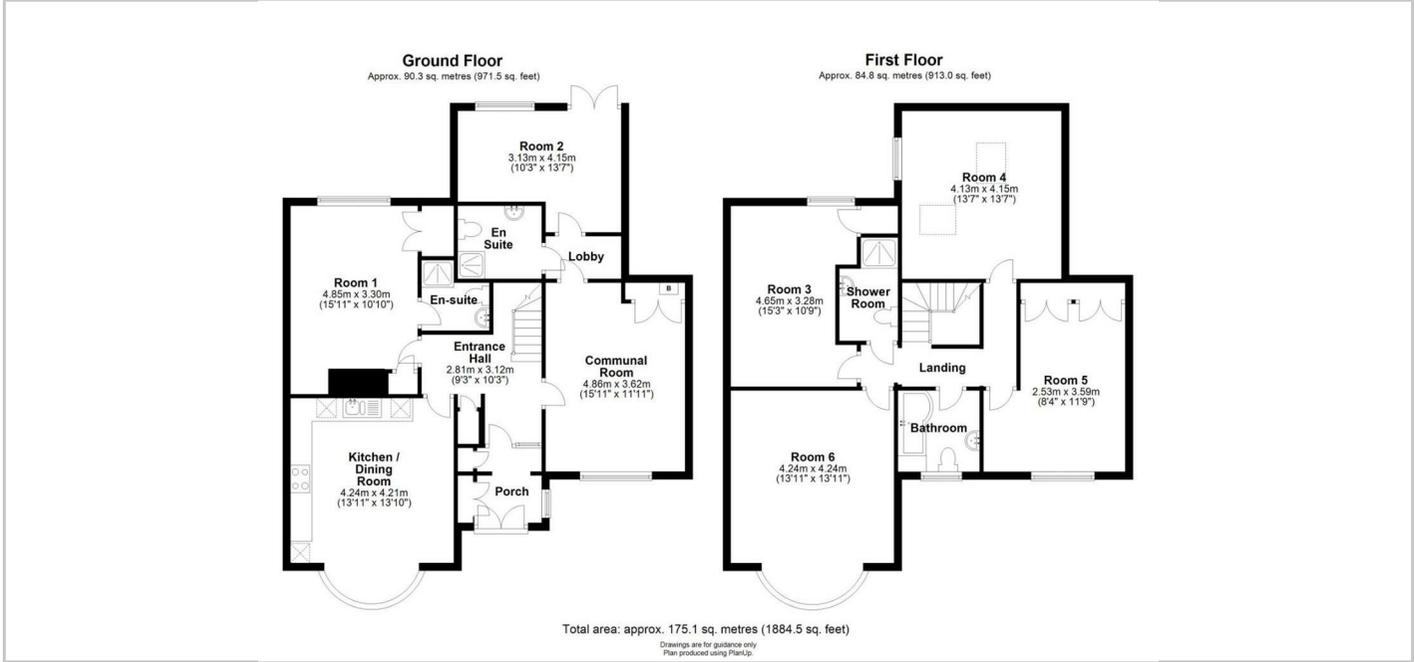
A spacious, furnished, ground floor double room with underfloor heating, which is self-controlled by a thermostat in the room, within a shared house on Huntingdon Road close to the Eddington development and offering good access to the A14. The room also offers a private ensuite and independent access via the garden.

The property offers a communal living room, large kitchen/dining room with white goods. There are driveway spaces available on a first come first serve basis and a well-maintained communal garden to rear.

All bills (gas, electricity, water, Fibre Optic broadband and council tax) are included in the rent, as is a weekly professional cleaner for communal areas.

This property is managed by RAH.

- EPC Rating: B
- Council Tax Band: F
- Deposit: £1,000
- Holding Deposit: £200
- All bills are included within the rent, subject to a fair usage policy.



### Directions

### SITUATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		65	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 2002/91/EC		