



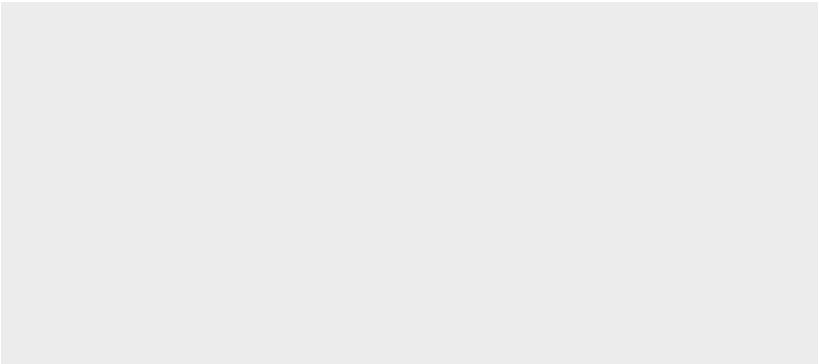
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



Room 3, 202 Gilbert Road, Cambridge, CB4 3PB

£825 PCM



Directions

THE PROPERTY

A furnished room within an eight-bedroom house, ideally located just north of Cambridge city centre. The property offers excellent access to the Science Park, Cambridge North Station and Anglia Ruskin University, and is within easy reach of a wide range of local shops, cafés and amenities.

The house is arranged over two storeys and benefits from a large open-plan kitchen and living area, providing a sociable shared space, along with a generous garden for use by all residents. This particular room benefits from its own private en-suite shower room.

The property is managed by RAH.

- Council Tax Band: E
- EPC Rating: D
- Deposit: £950
- Holding Deposit: £190

SITUATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	