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TO LET

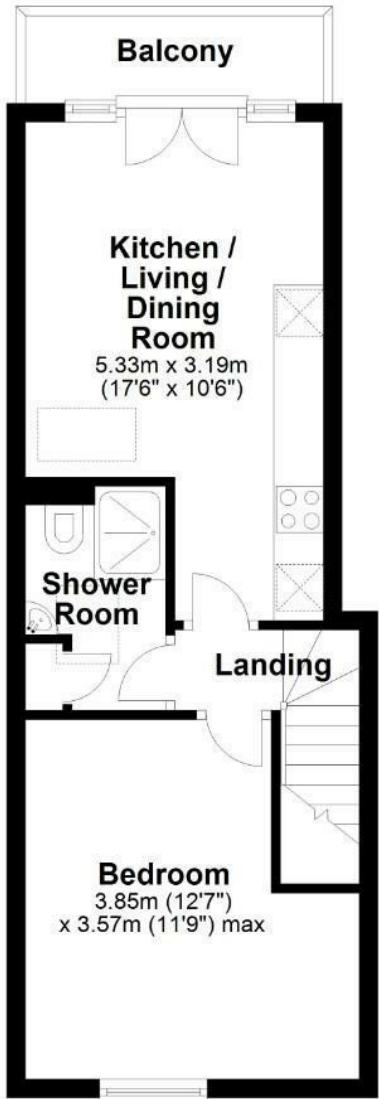


235 Newmarket Road, Cambridge, CB5 8JE

£1,350 PCM

Floor Plan

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 34.5 sq. metres (371.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

235, Newmarket Road, CAMBRIDGE

THE PROPERTY

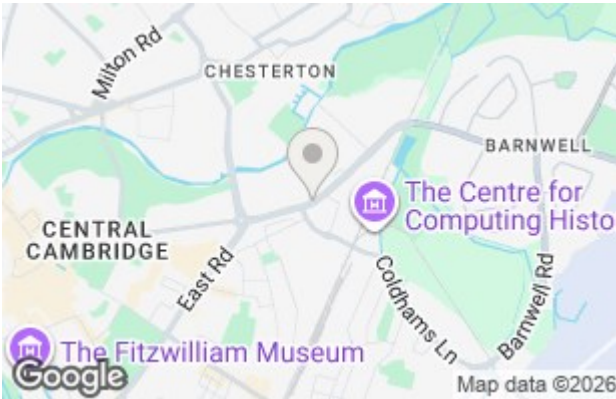
Situated in a highly convenient and well-connected area, this well-presented one-bedroom first floor apartment offers the perfect balance of city living and peaceful riverside surroundings.

Ideally located within walking distance of the city centre, the property is perfectly positioned for easy access to a wide range of local amenities including shops, cafés, restaurants, supermarkets and transport links. Just moments away, you'll find scenic riverside paths — ideal for morning jogs, evening strolls or simply unwinding by the water.

The apartment itself is accessed via a communal entrance hall with a private stairway leading to the first floor. Inside, the accommodation comprises a bright open-plan kitchen/living room, a comfortable double bedroom, and a modern shower room complete with a useful utility cupboard. A private balcony provides additional outdoor space — perfect for enjoying a coffee or some fresh air.

The property will be managed directly by the Landlord.

- EPC Rating: C
- Council Tax Band: B
- Deposit: £1,550
- Holding Deposit: £310
- Minimum Tenancy Length: 12 months



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			(82 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	