



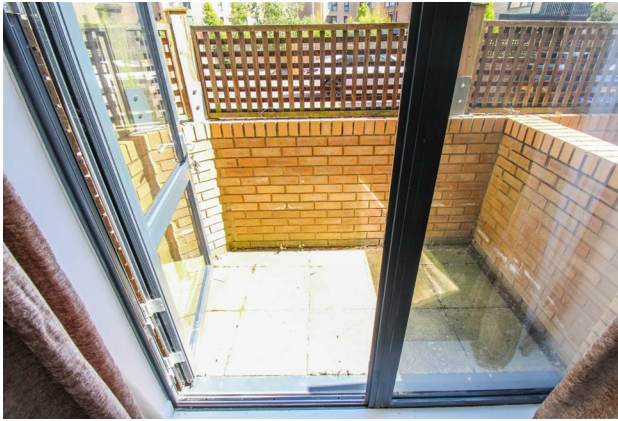
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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17 Ellis Road, Trumpington, Cambridge, CB2 9BG

£1,350 PCM



THE PROPERTY

A modern one bedroom ground floor apartment in popular Trumpington development offering excellent access to Addenbrookes Hospital, City Centre, mainline station and M11.

The property comprises of an entrance hall, living / kitchen area, double bedroom and bathroom with shower over bath, w.c and basin. There is a small courtyard space which can be accessed from the living area and one allocated parking space to the rear. Council Tax Band B. EPC Band B.

12 month initial tenancy

Deposit £1550 (5 weeks rent)

Holding Deposit £310 (1 week rent)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	