

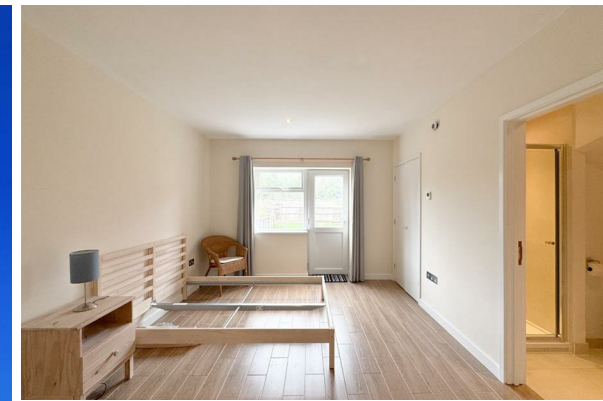


Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk

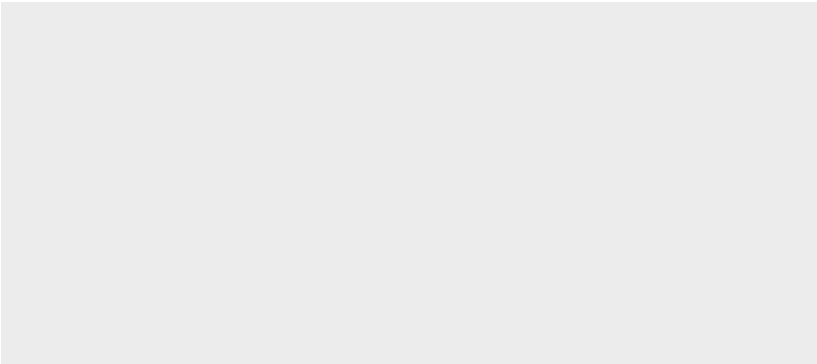


TO LET



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

£875 PCM



THE PROPERTY

ALL BILLS INCLUDED

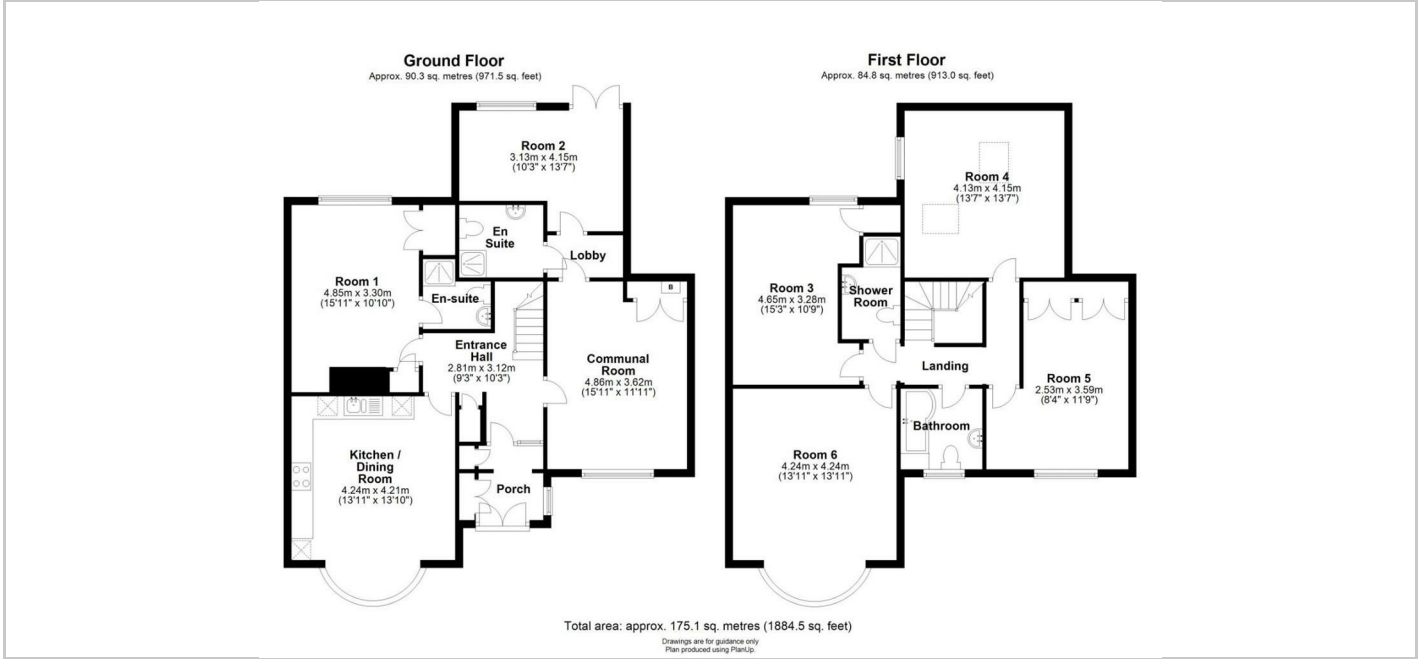
A spacious, furnished, ground floor double room with underfloor heating, which is self-controlled by a thermostat in the room, within a shared house on Huntingdon Road close to the Eddington development and offering good access to the A14. The room also offers a private ensuite and independent access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