



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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TO LET

35 Newton Court Kingsley Walk, Cambridge, CB5 8TH

£1,675 PCM



## THE PROPERTY

A bright and contemporary unfurnished one-bedroom apartment, ideally located within walking distance of the City Centre.

The property features an entrance hall leading to a stylish open-plan living and dining area with a well-equipped kitchen, opening onto a private balcony. The double bedroom benefits from built-in wardrobes, and the modern bathroom includes a bath with shower over, WC, and wash basin.

Additional benefits include an underground parking space, concierge service, on-site gymnasium, and communal riverside gardens overlooking the River Cam.

Newton Court forms part of an exclusive modern development perfectly positioned close to Midsummer Common, the River Cam, and the shopping and leisure amenities of the Grafton Centre. The property is managed directly by the landlord.

Council Tax Band: C

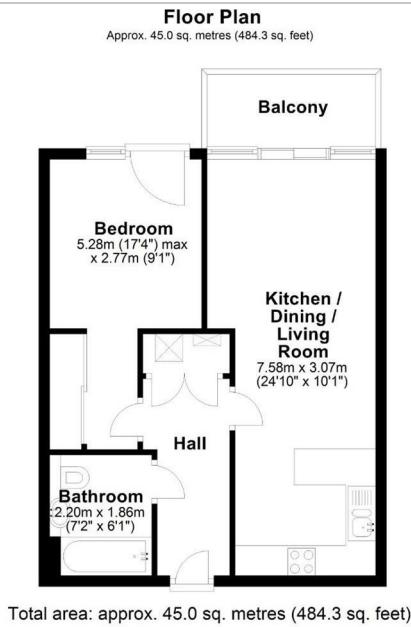
EPC Band: B

Deposit £1,930

Holding Deposit: £370

Minimum tenancy length 12 months

## SITUATION



## Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			