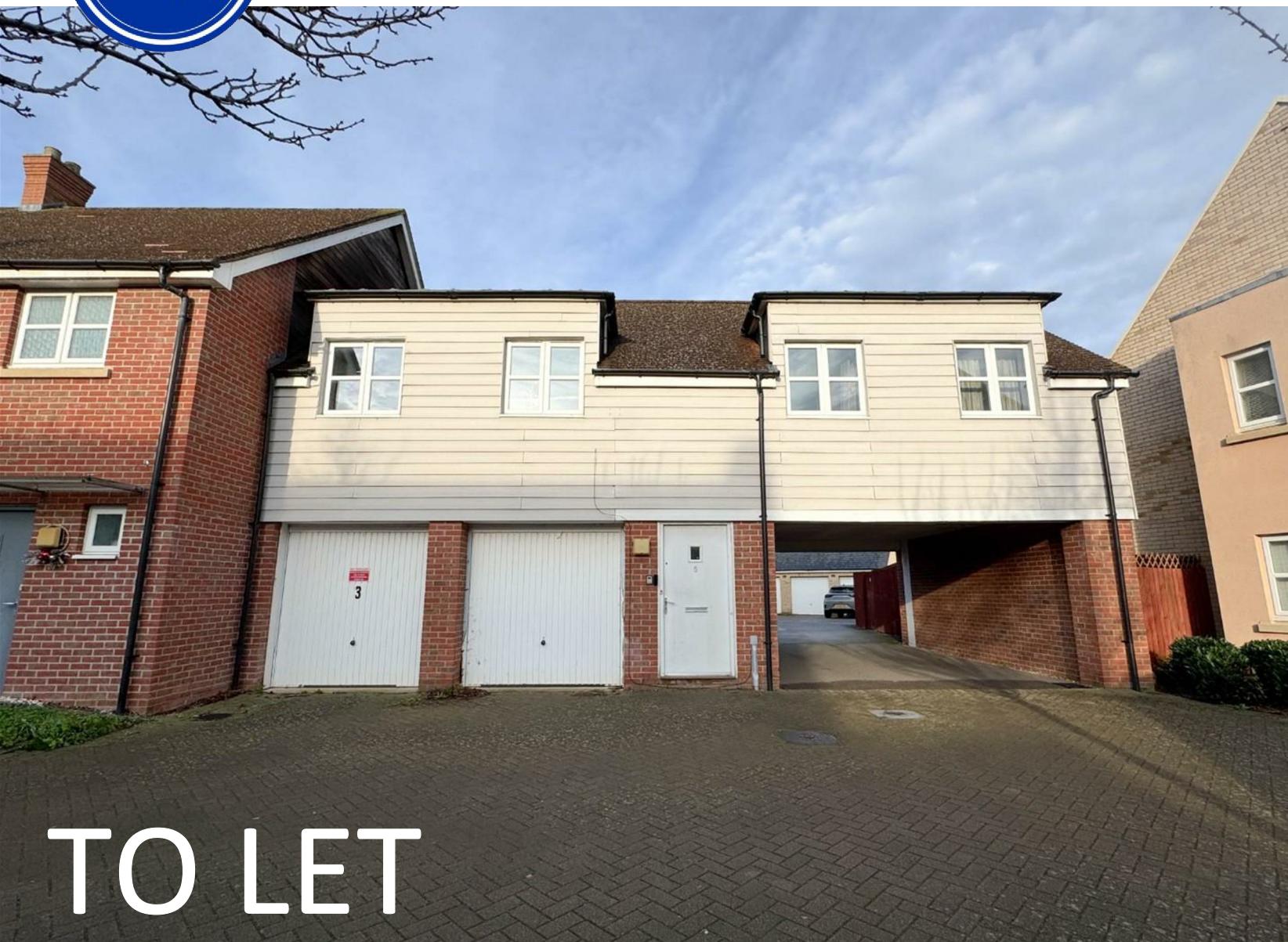




Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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TO LET

5 Vales Place, Cambridge, CB4 2GU

£1,500 Per Month



## THE PROPERTY

Situated in the Orchard Park development, this beautifully presented first-floor apartment on Vales Place, Cambridge offers stylish, low-maintenance living in a prime location.

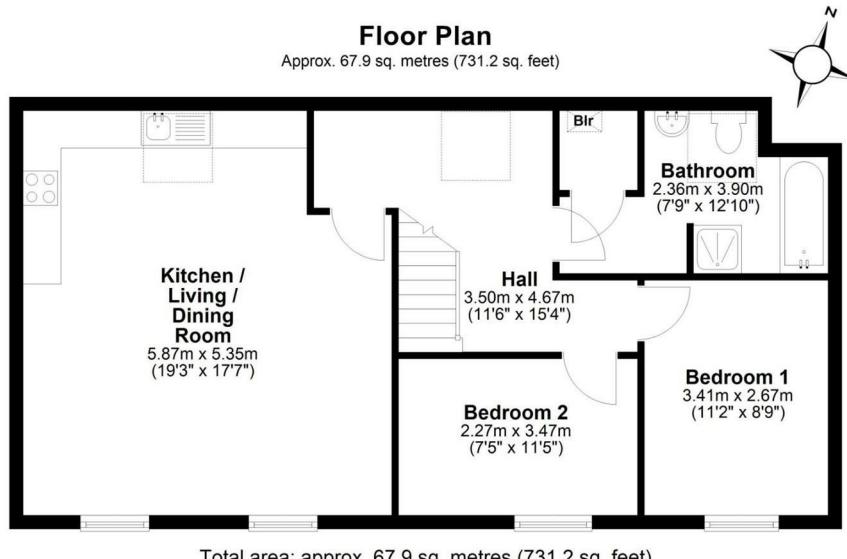
The property features a bright and spacious open-plan living and dining area, complemented by a refurbished contemporary kitchen – perfect for both relaxing and entertaining. There are two generous double bedrooms and a newly renovated, modern family bathroom finished to a high standard throughout.

Set within a quiet residential area, the apartment benefits from excellent transport connections. Cambridge North Station is just a short distance away, providing direct links to London and beyond, while the A14 and M11 are easily accessible for commuters. Regular bus services offer convenient routes into Cambridge city centre and surrounding areas.

The property is ideally located for families and professionals alike, with well-regarded local schools nearby and a range of everyday amenities within easy reach, including shops, parks, and leisure facilities.

EPC Rating: C  
Council Tax Band: B  
Minimum 12 Month Tenancy  
Deposit: £1,730  
Holding Deposit: £390

## SITUATION



## Directions

| 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 |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |