



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

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TO LET

9 Pinks Close, Cambridge, CB1 3FG

£1,900 Per Month



## THE PROPERTY

Situated on the peaceful and sought-after Pinks Close in Cambridge, this beautifully presented 3-bedroom, 3-bathroom home offers stylish, contemporary living across a well-proportioned layout.

The ground floor features a spacious and light-filled reception room, fully fitted kitchen with ample storage and modern appliances. Each of the three bedrooms is generously sized, in addition to a family bathroom – perfect for families or professional sharers.

Outside, the property enjoys a private garden, along with driveway parking for two cars.

Located in a quiet residential area with easy access to Cambridge city centre, local amenities, and excellent transport links, this property combines comfort, convenience, and modern charm.

EPC Rating: B

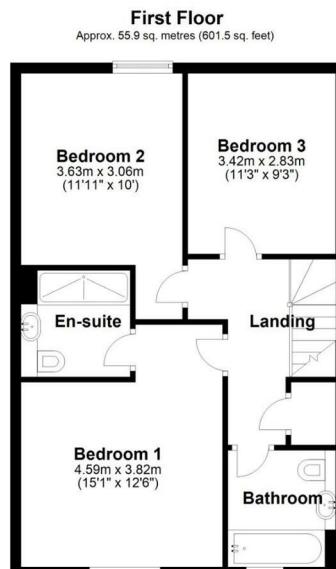
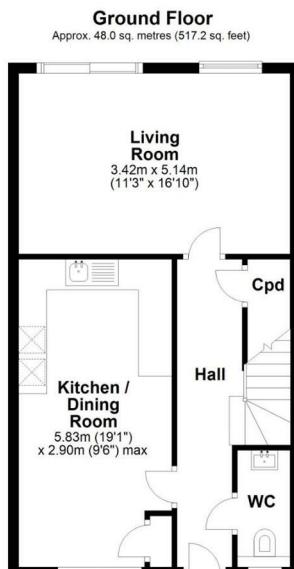
Council Tax Band: E

Minimum Tenancy Length 12 months

Deposit £2190

Holding Deposit £390

## SITUATION



## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	94	83	
(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			