



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET

Top Flat, 53 Cowper Road, Cambridge, Cambridgeshire, CB1 3SL

£1,200

## THE PROPERTY

A well-presented one bedroom first floor flat, located just off Cherry Hinton Road offering excellent access to railway station and Addenbrookes. The property comprises entrance hall, kitchen, shower room with washing machine, bedroom and living room. There is on-street parking. The property is unfurnished and managed by RAH. Water rates included in rent.

Council tax band A.

EPC rating C

Minimum 6 Month Tenancy

Deposit £1440

Holding Deposit: £280

## SITUATION

## Directions

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