



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET

3 Marmora Road, Cambridge, CB1 3PY

£1,700 PCM



THE PROPERTY

A two bedroom end-terraced house, located off Mill Road, offering good access to Addenbrookes, railway station and city centre. The property comprises entrance hall, kitchen, open-plan living/dining room, two double bedrooms and family bathroom. There is a garden to the rear with side access, and on-street parking.

The property will be managed by RAH.



Directions

Council Tax Band - C.
EPC Rating - E.
Minimum 12 month Tenancy
Deposit £1960
Holding Deposit: £390

SITUATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		