

Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



35a Belgrave Road, Cambridge, Cambridgeshire, CB1 3DE  
£1,600 PCM



35a Belgrave Road, Cambridge, Cambridgeshire, CB1 3DE

**£1,600 PCM**

- Ground Floor Apartment
  - Allocated Parking
  - Bike Storage
  - Furnished
- Two Double Bedrooms
- Modern Kitchen and Bathroom
  - Central Location
  - Appliances Included

Situated in a select, well maintained development, the property provides good size, well planned accommodation. The entrance/utility room has a work top and storage and also a washing machine and tumble dryer. The entrance hall has a large built in storage cupboard and doors off to both of the bedrooms which have double wardrobes, wooden framed double beds and set of drawers. There is a modern bathroom with white suite comprising bath with shower attachment over, vanity wash hand basin and w/c. There is a storage unit ideal for towels and a large wall mounted mirror. The spacious living/dining room is dual aspect and has a nice feeling of space and two, two seater sofas and a dining table with four chairs. An archway then leads to the kitchen which has base and eye level units and has an oven and hob and fridge supplied. Throughout the property there are double glazed windows with hardwood surround and gas fired central heating via radiators. Externally there is the added advantage of allocated parking space and bike rack.

The location is ideal for anyone that works at either ARM Holdings Ltd., AstraZeneca or Addenbrookes hospital. Cambridge city centre and railway station are within easy reach. This property will be managed by the landlords directly.

EPC Rating: C

Council Tax Band: B

Minimum 6 Month Tenancy

Deposit: £1840

Holding Deposit: £360

Parking

There is an allocated parking space available

White Goods

Washing Machine and Tumble Dryer

Utilities, Bills & Payments

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Supply

Electricity Supply: Mains

Water Supply: Mains

Heating Supply: Mains Gas

Sewerage Supply: Mains

Broadband

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Mobile Phone Coverage

EE Good outdoor and in home data

O2: good outdoor

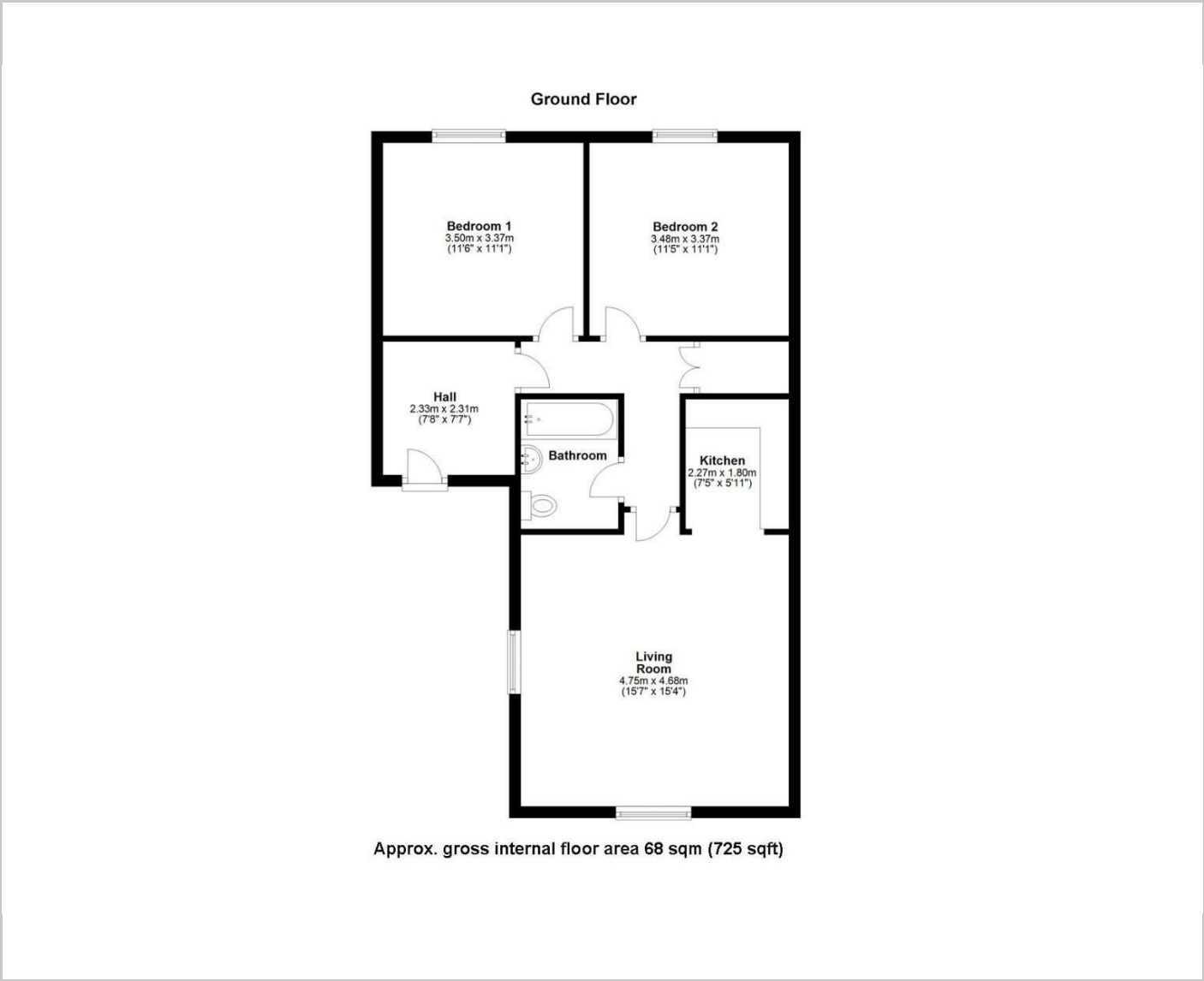
Three: Good Outdoor

Vodafone: Good outdoor variable in home

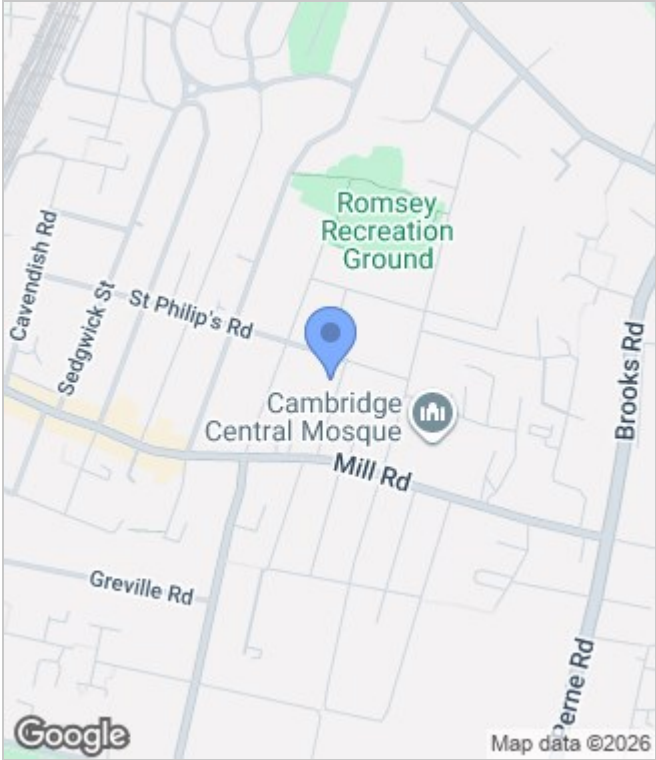
Please refer to Ofcom for guidance on mobile availability in the area.



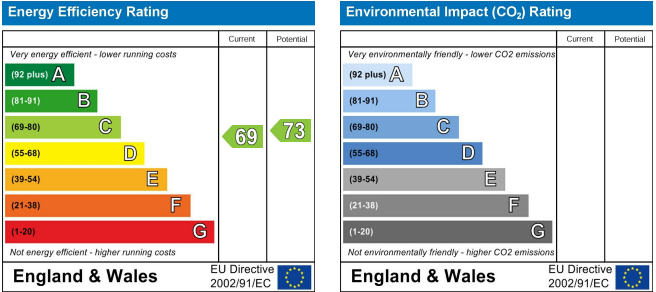
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.