



26 Bailey Mews, Auckland Road, Cambridge, CB5 8DR
£1,900 Per Month



rah.co.uk
01223 323130

A SPACIOUS, THREE-BEDROOM DUPLEX APARTMENT, FORMING PART OF A PRESTIGIOUS DEVELOPMENT SITUATED CLOSE TO MIDSUMMER COMMON AND THE RIVER CAM. THE PROPERTY COMPRISES OF KITCHEN, LIVING ROOM, FAMILY BATHROOM AND TWO BEDROOMS TO THE LOWER FLOOR. AS YOU MAKE YOUR WAY UPSTAIRS, YOU WILL FIND A GENEROUS SIZED MASTER BEDROOM WITH WALK IN WARDROBE, ANOTHER BATHROOM AND A STUDY AREA.

Parking

Communal car park – allocated space

White Goods

Fridge freezer, washing machine, dishwasher, electric cooker

Utilities, Bills and 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: Main – Gas

Sewerage Supply: Main

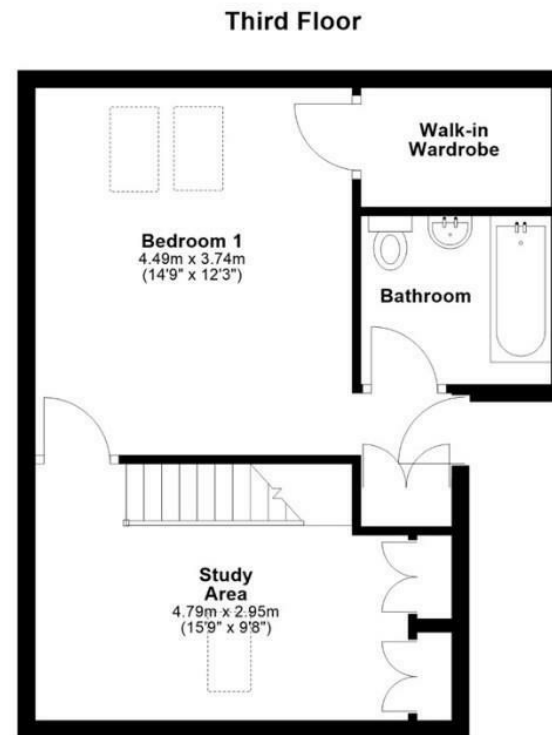
Mobile Coverage

Mobile provider EE, Three, O2 and Vodafone are likely to have good/limited coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.

Broadband

Fibre to premises/Ultrafast (FTTP)





Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

