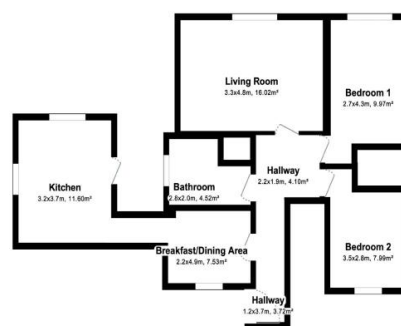




Cambridge
Property
Lettings

Available Now



For illustration purposes only. Not to scale.

16 Rothleigh Road

2 bedroom Ground Flat

Rothleigh Road
, Cambridge, CB1 8EG CB1 8EG

£1,600 pcm



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

Rose & Crown House, 110 Newmarket Road, CB5 8HE
cpl@home.letmc.com

- * **Unfurnished**
- * **Council Tax Band: C**
- * **Facilities (DO NOT USE)**
- * **Rear Garden**
- * **1 Bedroom (DO NOT USE)**
- * **Washing Machine**
- * **Dishwasher**
- * **Electric oven & Gas hob**
- * **Fridge/Frizer (DO NOT USE)**
- * **2 Bedrooms**
- * **1 Reception**

Situation

A spacious 2 bedroom ground floor apartment ideally located for easy access to Addenbrookes, ARM and the City. Presented in very good order, this spacious accommodation includes a modern fitted kitchen with electric oven, washing machine, dishwasher & fridge/freezer open to the dining area, sitting room with doors opening to gardens. The two bedrooms each have built in wardrobes. The modern bathroom has a 3 piece suite with shower over bath. Mature gardens to the rear are mainly laid to lawn with attractive borders. Parking is on street. Sorry, no pets. EPC Rating C.

Accommodation

Floor plans

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.

Holding Deposit & Security Deposit

1) Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Photographs.

A wide angle lens may have been used to ensure as much of the room is included for viewers information.

Pictures

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new when a tenancy starts.

Property Information

EPC rating C. Length of tenancy - 12 months. Property Type - Ground floor apartment. Property Construction - Brick built with tiled roof. Number & Types of Room - Please refer to the floor-plan. Floor area - 70sqm. Parking - On road. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating source - Gas boiler heating radiators. Broadband Connected -Yes. Broadband Type and Mobile Signal/Coverage can be checked at Ofcom's Broadband and mobile coverage checker. Garden - The garden is to the rear of the property and it is the tenants responsibility to keep the lawns mown (a lawn mower is provided).

Referencing

Salary required for referencing purposes must be no less than 36 x one months rent.

All measurements are approximate.

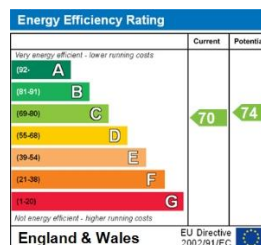
Property Ref: inst-4546

Further Information

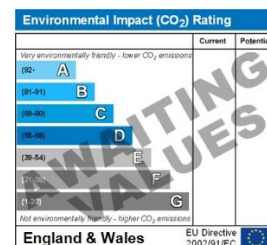
The deposit required is £1,846

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cambridge Property Letting Ltd, 2025. Cambridge Property Letting Ltd Registered in England No. 05833061

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