



Cambridge
Property
Lettings

Available Now



1 bedroom House

£1,425 pcm

Manor Place
, Cambridge, CB1 1LE CB1 1LE



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

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

- * Part Furnished
- * Council Tax Band: B
- * EPC rating C
- * Gas Fired Heating
- * Fridge Freezer
- * Washing Machine
- * Electric oven & hob
- * Communal cycle store
- * 1 Bathroom
- * 1 Bedroom
- * 1 Reception

Situation

A one bedroom part-furnished flat in a central location only minutes from the market square and all Cambridge has to offer. The property benefits from a spacious double bedroom (tenant to supply own mattress) with wardrobes included. The modern fitted kitchen includes a fridge/freezer and electric cooker with hob and is open to the generous sitting/dining room. The bathroom has a walk in shower, hand wash basin and toilet. The home is set within communal grounds and has the use of a secure cycle store (there is no car parking available). Heating is included within the rent. EPC Rating C. Available to a professional single occupant or couple.

Accommodation

EPC (Energy Performance Certificate)

Energy Performance Certificate - The Energy Performance Certificate may be seen at, <https://find-energy-certificate.service.gov.uk/energy-certificate/0631-3922-320>

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 $\text{rent} \times 12 (\text{months}) \div 52 (\text{weeks})$. 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 $\text{£}(\text{rent}) \times 12 (\text{months in a year}) \div 52 (\text{weeks in a year}) \times 5 (\text{weeks})$.

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 or will be provided when a tenancy starts. NOTE - a wide angle lens may have been used to ensure as much of the room is included for viewers information.

Property Information

EPC rating C. Length of tenancy - 12 months. Property Type - First floor Apartment. Property Construction - Standard. Number & Types of Room - Please refer to the floor-plan. Floor area - 52 sqm. Parking - No parking available. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources - Gas. Broadband Connected - Yes. Broadband Type and Mobile Signal/Coverage can be checked via Ofcom at, <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=CB41JB&uprn=2001>

Referencing

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

Directions

For satellite navigation systems, the post code is CB1 1LE

All measurements are approximate.

Property Ref: inst-4565

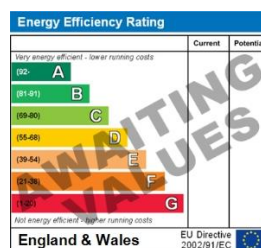
Further Information

The deposit required is £1,644

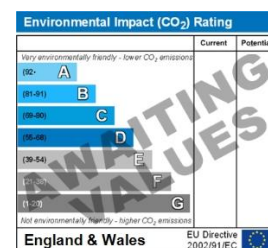
The bills included in the rent are Gas

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