



## Dean Court

, Holbrook Road, Cambridge, CB1 7SU

## Rental £1,700 pcm

2 bedroom Ground Flat available Now

Unit 4, New Close Farm, Butt Lane, Milton, CB24 6DQ  
[info@letsrentcambridge.com](mailto:info@letsrentcambridge.com)

## 01223 967 277

### Opening Times

Mon 08.00 - 22.00; Tues 08.00 - 22.00  
Wed 08.00 - 22.00; Thurs 08.00 - 22.00  
Fri 08.00 - 22.00; Sat Closed; Sun Closed

# Lets Rent Cambridge

\* Unfurnished

## Situation

A well presented unfurnished 2 bedroom ground floor flat set in immaculate communal gardens close to Addenbrookes Hospital, the train station and city centre. Entrance hall, living room, dining room, kitchen, bathroom with shower over bath, WC, 2 good size bedrooms. The property has been re painted throughout, new carpets and new kitchen fitted. EPC E. Council Tax Band D. Deposit £2019.23. Holding deposit £403.85.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £1,961.53

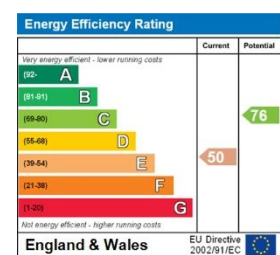
The landlord has requested to include There will be shared use of garage 5 with the tenant of 3 Dean Court. There is a possibility that a garage can be provided when a fellow resident vacates their property. The gas and electricity supplier is currently with Ecotricity however you may choose any provider of your choice. You do not need to switch back to Ecotricity upon vacating the property.

The landlord is willing to rent this home to Employed

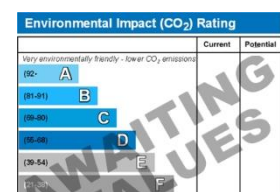
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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.



Property Ref: inst-1696

Creation Date: 14/08/2025

## 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 © Lets Rent Cambridge, 2025. Lets Rent Cambridge Registered in England No.