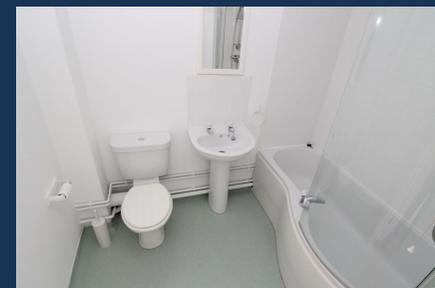


- One bedroom flat
- Open plan living
- Allocated parking
- Outside storage
- Available now
- 14 mins to Addenbrooke's
- Easy access to M11
- Unfinished

New Road,  
Cambridge  
Guide price  
£800pcm



We are delighted to offer, to let, this bright and spacious, one bedroom flat, in the ever popular village of Harston. The village itself benefits from a range of local amenities and restaurants, as well as the 'Good' Harston & Newton community primary school. For those commuting, Addenbrookes hospital can be accessed in less than 30 minutes via a cycle path, the M11 is only a short distance away and the centre of Cambridge can also be reached with ease by bike or car. The property itself is situated down a quiet country lane with no through traffic. Internally, you will find an entrance hall, spacious and open plan lounge/kitchen, bathroom and double bedroom. The flat also benefits from allocated off road parking and a private storage shed. Available now with an initial 12 month tenancy on an unfurnished basis, call or email us to avoid missing out.

#### Communal entrance hall

With security door to the block and stairs rising to the first floor.

#### Communal landing

With stairs rising from the ground floor and access to all first floor flats.

#### Entrance hall

With door and double glazed window to rear aspect, wired communal smoke alarm, storage cupboard, airing cupboard housing electric hot water and central heating cylinder, radiator, telephone point and doors to all rooms.

#### Lounge/Kitchen 5.79m x 3.86m

#### Lounge area

With double glazed windows to both front and side aspects, wired smoke alarm, radiator, TV point and telephone point.

#### Kitchen area

With double glazed window to front aspect, fitted kitchen with matching wall and base units with worktop over, inset one and a half times sink and drainer unit, inset electric hob with cookerhood over, built in electric oven, freestanding fridge (optional), freestanding washing machine (optional), tiled splash-back and vinyl flooring.

#### Bathroom 2.34m x 1.70m

Part tiled suite comprising of low level W.C, wash hand basin and bath with mixer taps and mixer shower over, extractor fan, light box with electric shaver point and radiator.

#### Bedroom 3.76m x 2.95m

With double glazed window to rear aspect, radiator and TV point.

#### Outside

The property has one allocated parking spot and the use of first come first serve visitor spaces. There is also a brick built storage shed.

#### Agent notes

Council tax band B: Approx. £1,358 per annum.

Deposit: £923

Available now on an unfurnished basis.

Non-smoking property, sorry no pets.

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

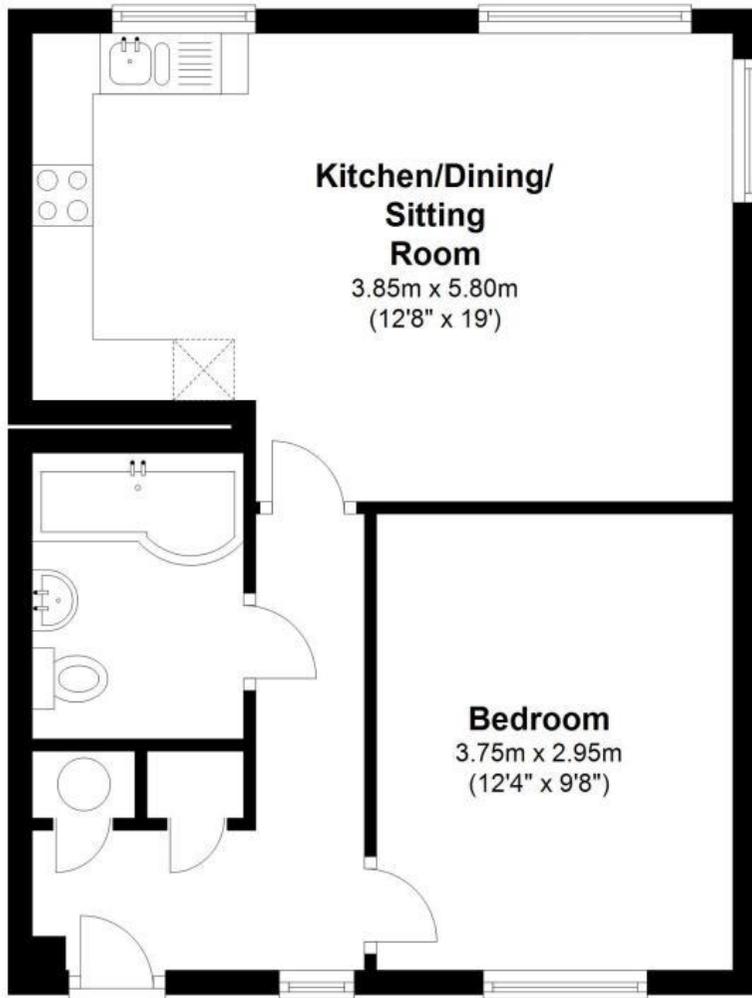
The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

### First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 44.4 sq. metres (478.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	44
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	