

- Second floor apartment
- Fully fitted kitchen
- Communal courtyard
- Secure bike storage
- Close to Jesus Green & the Camb River
- Unfurnished
- Initial 12 month agreement
- Available from early Jan '21

**8 Cloughmore House**  
**Trafalgar Street**  
**Cambridge CB4 1ET**  
**£995 PCM**



A second floor, one bedroom apartment located just seconds from the River Cam, Jesus Green, Midsummer Common and a short ten minute stroll from the city centre. Located on Victoria Avenue the development has secured gated access into a private courtyard that leads to the property. Internal accommodation comprises kitchen/living/dining room, shower room and double bedroom. The property also benefits from outside communal bin & bike stores. The property is available from early January 2021 on an unfurnished basis for an initial twelve month tenancy agreement. Call now to arrange your viewing at this rather unique development.

### Ground floor

Secure entrance with bike store and communal courtyard.

### Second floor

With stairs rising from the courtyard to the property.

### Kitchen/lounge/dining

20'01 x 15'06 (6.12m x 4.72m)

(MAXIMUM MEASUREMENT - RESTRICTED HEAD HEIGHT)

### Lounge area

With door and double glazed window to front aspect, TV point, telephone point and underfloor heating.

### Kitchen/dining area

Fully fitted, matching wall and base units with inset sink and drainer unit, tiled splash-back, integrated electric oven, electric hob with cooker-hood over, integrated washer/dryer, integrated fridge, integrated freezer, gas fired combination boiler, tiled flooring and underfloor heating.

### Bedroom

10'10 x 9'09 (3.30m x 2.97m)

(APPROXIMATE MEASUREMENTS - RESTRICTED HEAD HEIGHT)

With double glazed skylight, built in wardrobe and underfloor heating.

### Shower room

8'09 x 3'02 (2.67m x 0.97m)

Part tiled suite comprising of low level WC, wash hand basin, shower cubicle, extractor fan, light box with shaving point, double glazed window to front aspect and underfloor heating.

### Agent notes

Council tax band: B

Initial 12 month agreement

Unfurnished

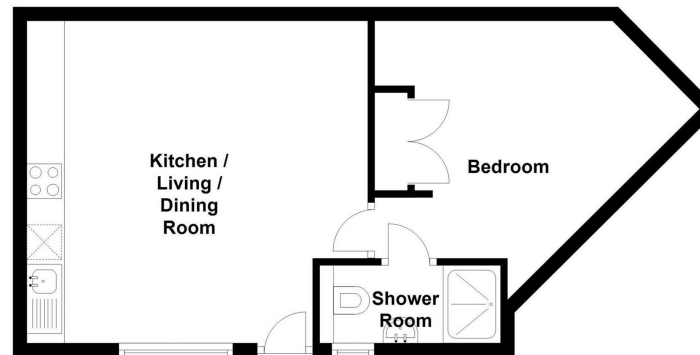
Sorry no pets, non smokers only please

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 Client Money Protect



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(02 plus) A	
(81-91) B		(01-01) B	
(69-80) C		(00-00) C	
(55-68) D		(05-05) D	
(39-54) E		(10-10) E	
(21-38) F		(15-15) F	
(1-20) G		(20-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

