



Lucerne Close, Cambridge

£750 pcm (Fees apply)

- Available 19 August 2019
- Furnished
- Council Tax Band A
- Electric Storage Heating
- Communal Parking
- Communal Gardens
- No Pets
- No Students
- Studio Property
- EPC rating C

A nicely presented 2nd floor studio flat in a quiet cul-de-sac location providing excellent access to Cherry Hinton High Street, Addenbrookes Hospital & Cambridge City.

Bedroom / Living Space - 14'8" x 8'9" with sofa bed, dining tables and chairs.

Bathroom- 7'1" x 5'2" with WC, basin, and bath with electric shower over.

Separate dressing area with built in wardrobe.

Kitchen - 8'7" x 7'2" with light beige units, built-in electric oven, and hob fridge/freezer and washerdrier.

Heating- electric storage heaters.


Decor- neutral

Gardens-communal.


Parking- spaces in communal car park.



Energy Efficiency Rating

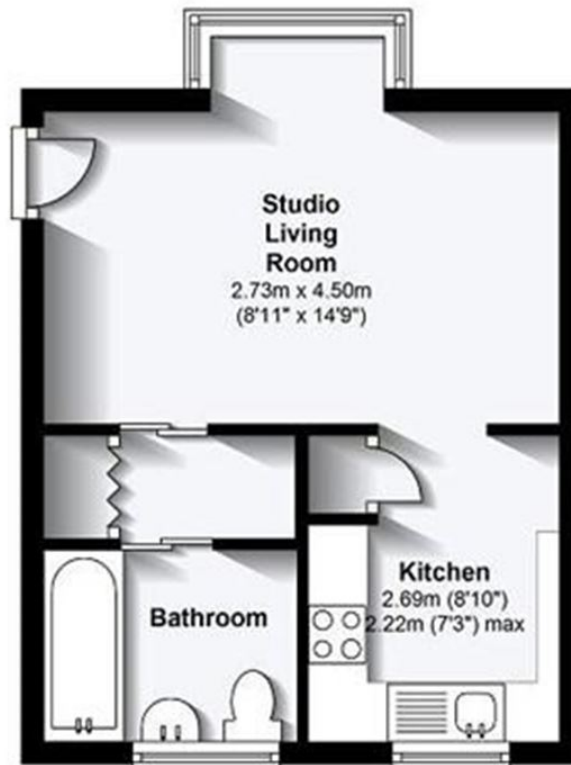
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Floor Plan

Approx. 24.6 sq. metres (264.6 sq. feet)



Total area: approx. 24.6 sq. metres (264.6 sq. feet)

At the start of your tenancy you will be required to pay:

Dilapidation Deposit - 5 weeks rent (if the annual rent is under £50,000) or

6 weeks rent (if the annual income exceeds £50,000)

Initial rent - 1 months rental in advance (unless agreed otherwise)