

- Student Property
- Four Bedrooms
- Generous Reception Room
- Rear Garden
- Furnished
- Close to Local Amenities
- Available Sept 2021

**68 Elizabeth Way  
Cambridge CB4 1AY  
£2,000 PCM**





**STUDENT PROPERTY** - Well presented four bedroom terraced house, just to the north of Cambridge within walking distance of the City Centre. The property features open plan kitchen with dining area, to include washing machine, fridge-freezer, oven & hobs. Downstairs shower room and double bedroom. Upstairs the property features two double bedrooms, good size single bedroom & family bathroom with shower over bath. Local amenities close by. Maintainable rear garden. Gas central heating. Furnished.

## Agent notes

Student accommodation

Initial 12 month agreement

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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(29-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	58	79	58
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

