



**DERBY STREET, CAMBRIDGE, CB3**  
£1,300 per month\*

**Carter Jonas**

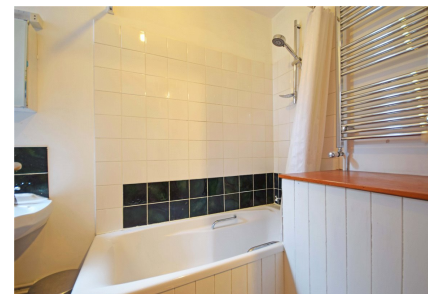
# DERBY STREET, CAMBRIDGE, CB3

Well presented 1/2 bedroom apartment to rent in the Newnham, Cambridge. The property features living room with wood flooring and Juliette balcony, fitted kitchen area to include below counter fridge with icebox, oven & hobs. Master bedroom with built-in wardrobes, study/single bedroom, family bathroom with shower over bath & separate WC. The washing machine is located in a separate shared drying room. Local amenities close by. GCH. Street parking. Furnished.

- 1 Bedroom & Study
- 1 Bathroom
- Fitted kitchen
- White goods
- Secure cycle area
- Local amenities close by
- Excellent access to City Centre & Science Parks
- Street parking
- Furnished
- EPC = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Cambridge Lettings 01223 403330**

cambridgelettings@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, Cambridgeshire, CB2 8RJ

**carterjonas.co.uk**

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## IMPORTANT INFORMATION

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\* Rent excludes reference and tenancy paperwork fees. Please contact your local branch for this information.