LEMONTREE







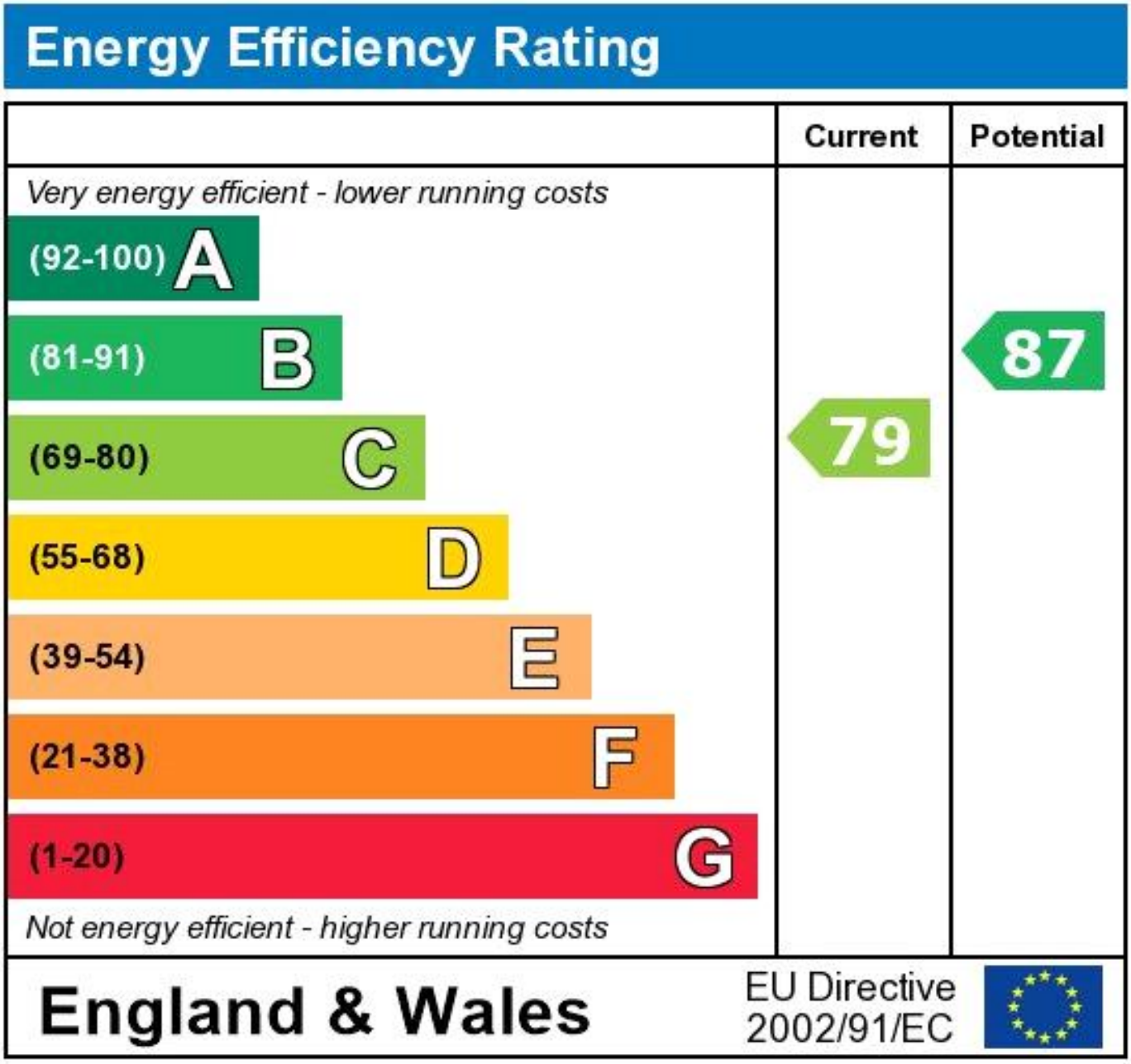


Royal Way, Trumpington
£2,995 pcm

Cambridge and Newmarket Independent lettings experts present:

AVAILABLE NOW AND READY TO MOVE IN! Spacious, bright & airy 4 double-bedroom, 2.5-bath property, gloss kitchen with integrated appliances, utility & dining area, living room to walled terrace, garden, bike store, 2-car carport

- Contemporary 4 bed townhouse close to the Addenbrooke
- Cost-effective and environmentally friendly, includes high efficiency double-glazing, gas central heating to radiators and a mechanical air filtration and re-circulation system
- High gloss kitchen with electric double oven, halogen hob, dishwasher




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Rent £2,995 pcm

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| Viewing | Strictly by appointment with Lemontree Properties - Head Office<br>Telephone 01638 661375 |
| Reference | 4021-MB |
| Additional Information | Council Tax Band: F (Cambs County Council)<br>Deposit: £3,455.76<br>Holding Deposit: £691.15<br>Garden details: Enclosed Garden, Terrace |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.