



## 12 Flamsted Close, Cambridge, Cambridgeshire, CB1 3FD

£2,100 PCM

- AV: 12th SEPTEMBER 2024
- 2 X BEDROOMS
- SECURE ENTRY
- CLOSE TO RAILWAY STATION
- 2 X EN-SUITES
- FURNISHED
- FITTED KITCHEN
- ALLOCATED PARKING
- CENTRAL CAMBRIDGE

## Directions

New Development on Rustat Road

## Viewings

Viewings by arrangement only. Call 01223414400 to make an appointment.

## Council Tax Band

C

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	