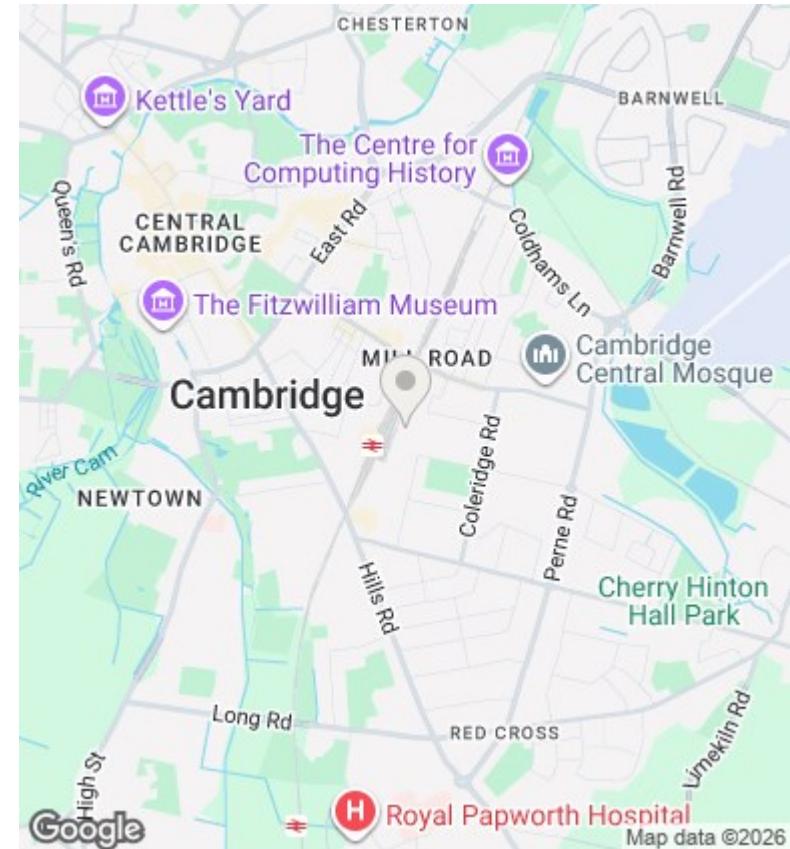




## 12 Sherman House, Rustat Avenue, Cambridge, CB1 3RF

£1,850 PCM

- AV; NOW
- ALLOCATED PARKING
- 2X BEDROOMS
- THIS PROPERTY CAN BE UNFURNISHED OR NEWLY FURNISHED
- SHOWER
- ENSUITE
- CENTRAL CAMBRIDGE
- ENTRYPHONE
- OPEN PLAN LIVING
- CLOSE TO TRAIN STATION



## Directions

### Viewings

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

### Council Tax Band

C

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		