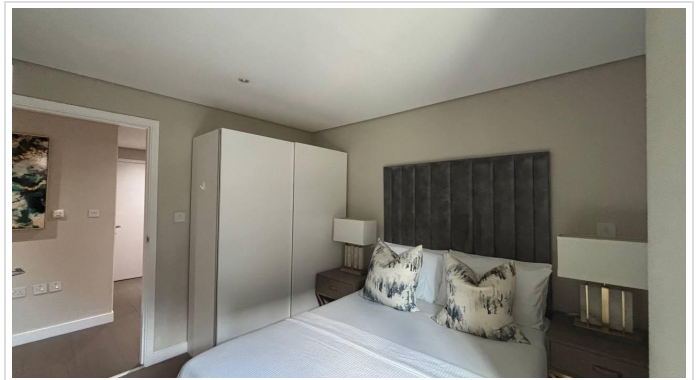
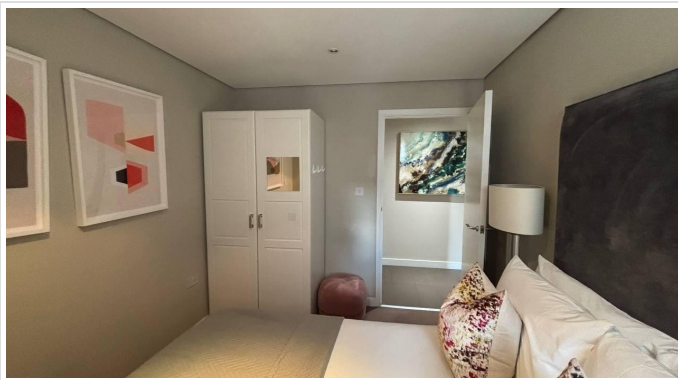


2 Bed Flat In 8 Sterne Close , Cambridge, CB1 3RA

£2,000 Monthly





## SHORT DESCRIPTION

Property Ref: 17102 This charming and cozy two-bedroom flat is an excellent choice for students or professional sharers looking to enjoy comfortable living in Cambridge. Featuring bright and well-sized rooms, the property offers a welcoming atmosphere that's perfect for studying, relaxing, or working from home. Ideally located close to universities, local amenities, and excellent transport links, this flat provides both convenience and comfort in a sought-after area. Property Type: Flat Full Renting price: £2000.00 Pricing Options: Fixed Price Council tax band: B EPC rating: C Measurement: 473.612 sq.ft. Parking: Allocated Heating Type: Central

2

Bed Room(s)

1

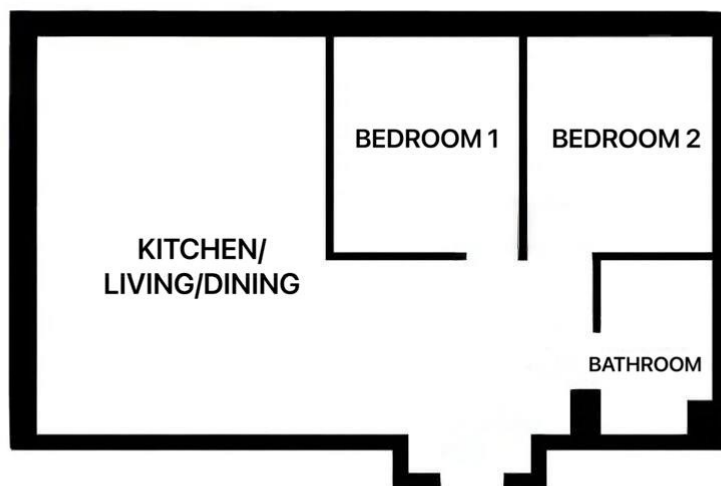
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL AREA: 44 SQ. METREA

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	44 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.