



AN EXCELLENT, FIRST FLOOR THREE BEDROOM APARTMENT.

FLAT 11, REGENCY GATE, 29 QUEEN
EDITHS WAY, CAMBRIDGE,
CAMBRIDGESHIRE, CB1 7AP

Furnished, £1,700 per month + £276 inc VAT one off admin and other charges may apply.*

3 bedrooms • 1 reception room • 2 bathrooms • Balcony and communal gardens • Parking space • Furnished • Administration charges apply • EPC Rating = B. Council Tax = F

Savills Cambridge
Jade Cook
jacook@savills.com
01223 347032

savills.co.uk

Description

An excellent, modern 3 bedroom furnished second floor flat convenient for Addenbrookes Hospital.
EPC Rating: B

Local Authority

Cambridge City Council





Energy Performance Certificate



Flat 11 Regency Gate, 29, Queen Ediths Way, CAMBRIDGE, CB1 7AP

Dwelling type: Top-floor flat
 Date of assessment: 27 July 2012
 Date of certificate: 30 July 2012
 Reference number: 8142-6723-5660-7663-0926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 154 m²

Use this document to:

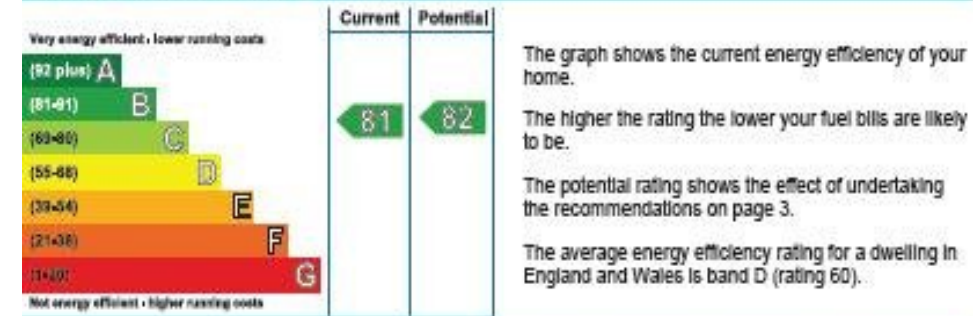
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,836
Over 3 years you could save	£93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£330 over 3 years	£222 over 3 years	
Heating	£1,158 over 3 years	£1,173 over 3 years	
Hot Water	£348 over 3 years	£348 over 3 years	
Totals	£1,836	£1,743	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£93	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

*Admin fees including drawing up the tenancy agreement, reference charge for one tenant – £276 inc VAT. £36 inc VAT for each additional tenant, occupant, guarantor reference where required. Inventory check-out fee – charged at end of tenancy. Third party charge dependant on property size and whether furnished/unfurnished/part furnished and the company available at the time. Deposit – usually equivalent to 6 weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details, visit savills.co.uk/fees.

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.