



Lichfield House

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A modern two bedroom apartment with its own private south facing balcony, conveniently located in this highly regarded development just a short walk to the train station.

£1,700 pcm

Lichfield House, Cambridge,
CB1 3RD



The property is conveniently positioned less than 10 minutes walk from the city's railway station and right on the doorstep of Mill Road with its bustling independent shops, cafes and pubs. Its location makes it enormously popular with young professionals, post-graduate students and also mature people looking for a well proportioned, easy-to-run, centrally located property to rent.

The accommodation comprises an entrance hall with separate storage and airing cupboards. There is a bright sitting/dining room which benefits from a southerly aspect.

The kitchen has been fitted with a range of base and wall mounted units; integrated appliances including a fridge/freezer, washer/dryer, Bosch dishwasher, oven and electric hob with extractor over.

The main bedroom is a generous size and has built-in wardrobes and a three piece en-suite shower room, there is a second double bedroom and bathroom.

The generous south facing balcony is accessed from the sitting/dining room and is an ideal place to enjoy, relax and unwind on.

Parking is allocated undercroft. The flat is unfurnished and available 30 April 2025

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the







66sqm / 710sqft

2 bed, 2 bath, 1 recep

Council tax band - C

EPC - C / 69

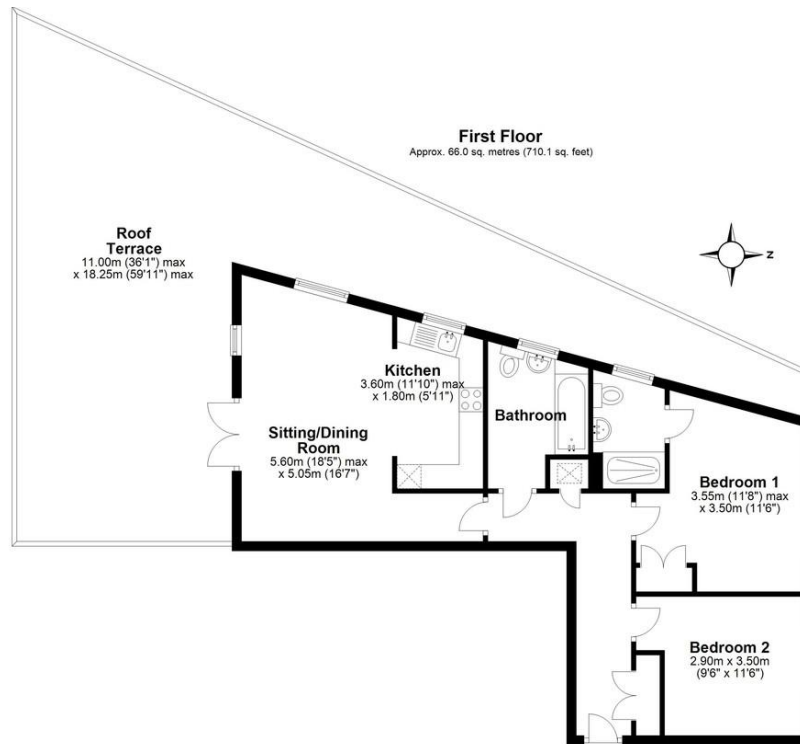
Electric heating

Undercroft parking

Terrace

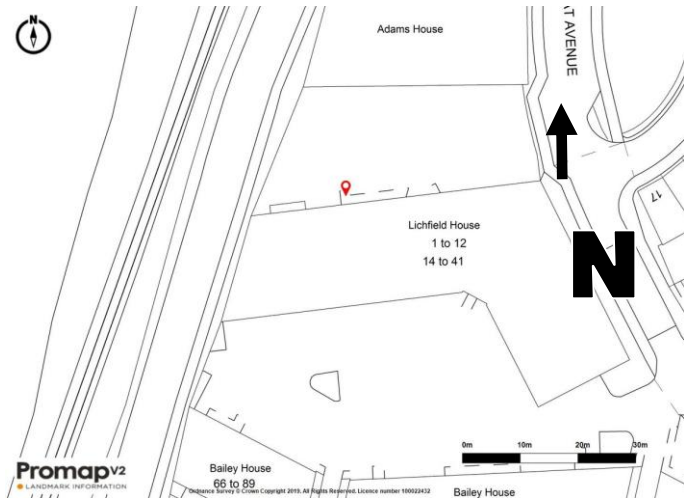
Available April 2025





Total area: approx. 66.0 sq. metres (710.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Rustat Avenue is a convenient residential area which lies between Mill Road, Hills Road and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds. Coleridge Recreation ground is just a few minutes walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi screen cinema and bowling alley complex has a number of well known restaurants and a popular live music/comedy venue, The Junction is within the immediate vicinity. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury's mini supermarkets. The railway station has mainline services into London's King's Cross and Liverpool Street stations from around 48 minutes. Reputable schooling in both the state and independent sectors for all age groups are within the city.

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