

Beat the Heat &   
Move in Before Summer with OpenArch!

Enjoy...

**TWO WEEKS**  
**RENT FREE\***

Contact us now for a viewing!

01223 664200

[www.openarch.co.uk](http://www.openarch.co.uk)

Flat 1 Old Paper Mill, Ditton Walk  
, Cambridge, CB5 8QD

£1,395 Per month

\*Only applicable on selective properties with move in date before 31st May 2025



# Flat 1 Old Paper Mill, Ditton Walk, Cambridge, CB5 8QD

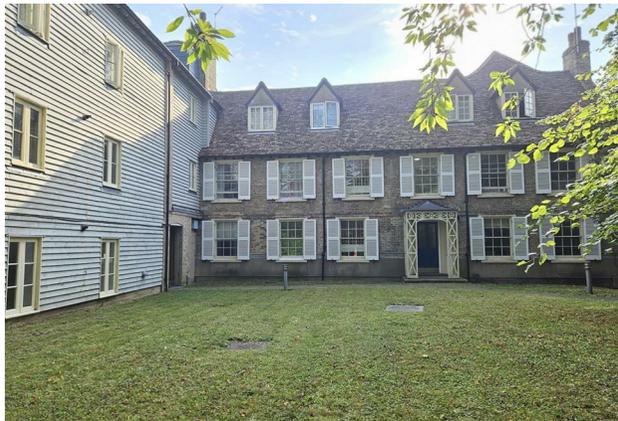
Step into modern living with Flat 1 at the Old Paper Mill, a stunning 2-bedroom flat that combines style, comfort, and convenience. Situated in a sought-after location, this flat offers a spacious open-plan living area, perfect for both relaxing and entertaining. The contemporary kitchen and two generously sized bedrooms create an ideal home for professionals, couples, or small families.

Enjoy the added benefit of gated on-site parking included in your rent, providing both security and peace of mind in a busy city. Whether you're arriving home after a long day or heading out for an adventure, parking is hassle-free and right at your doorstep.

Located just moments from the River Cam, this flat offers a unique blend of riverside living and city access. You'll be within walking distance of the historic and vibrant Stourbridge Common, perfect for outdoor strolls or a spot of sunbathing by the river. The nearby Mill Road offers a fantastic array of independent shops, cafes, and restaurants, making it the perfect place to explore or grab a bite. The iconic Cambridge city centre is just a short cycle or bus ride away, where you'll find everything from the famous Cambridge University to boutique shopping and cultural landmarks.

Excellent transport links are also on your doorstep, with Cambridge Railway Station a short distance away, providing direct access to London, Ely, and beyond. Whether you're commuting for work or enjoying a day trip, everything is within easy reach.

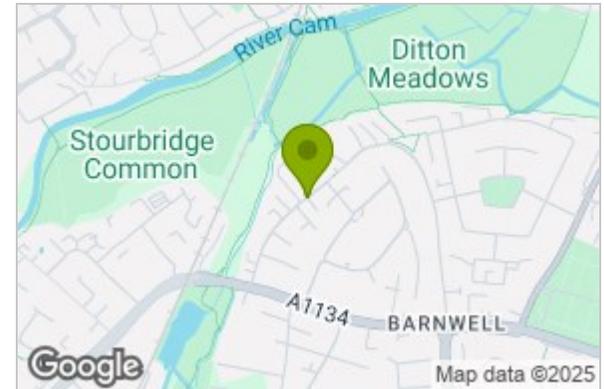
If you're looking for a stylish, secure home with the best of Cambridge right on your doorstep, Flat 1 at the Old Paper Mill is the perfect place for you. Don't miss out—arrange a viewing today!



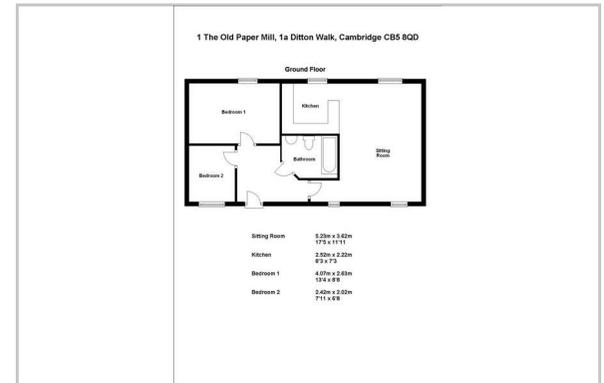
Disclaimer



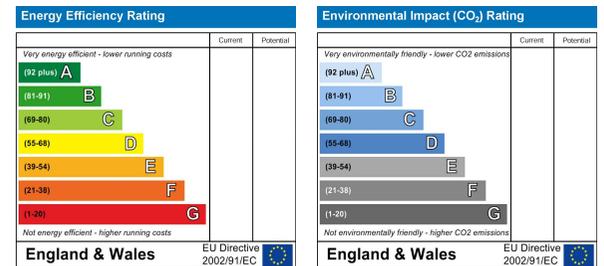
## Area Map



## Floor Plan



## Energy Efficiency Graph



## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

The Grange Market Street, Swavesey, Cambridgeshire, CB24 4QG  
Tel: 01223 664200 Email: enquiries@openarch.co.uk www.openarch.co.uk