



Radcliffe & Rust
Residential sales & lettings

5 Lady Jane Court, Cambridge CB1 7UW
£1,900 PCM

We are delighted to offer, to let, this newly updated, three bedroom, top floor apartment. Located just off of Hills Road and Cavendish Avenue, Lady Jane Court is a small and private development that is attractively set back from the road by communal lawns and a mature treeline. The development is also superbly located less than one mile from both Addenbrooke's hospital and the central train station. The apartment itself is situated on the second floor and uniquely doesn't share any walls with neighbouring flats. It comprises entrance hall, inner hall, spacious lounge, open kitchen/diner, bathroom and three bedrooms. Off from the lounge and dining area is also a balcony that runs the entire width of the flat and overlooks the communal gardens. Outside, the property also benefits from a single garage, a private bike storage shed and off road residents parking. You will also find the aforementioned communal grounds with well maintained flower beds dotted throughout. This property is available with an initial 12 month agreement on an unfurnished basis. Call or email us now to secure your place in this pretty development.

Ground floor

With entrances to both front and rear aspects, communal hall with stairs leading to all floors.

Second floor

Communal hallway with entrance to the apartment.

Entrance hall

With door to side aspect, downlighters, storage cupboard housing a radiator and door to:

Inner hall

With doors to all rooms, downlighters and storage cupboard housing a radiator.

Lounge area

16'07 x 13'01 (5.05m x 3.99m)

With double glazed windows and double glazed sliding doors to balcony at the front aspect, two radiators, four telephone points, two T.V points and open arch leading to:

Dining area

12'07 x 8'08 (3.84m x 2.64m)

With double glazed windows and double glazed sliding doors to balcony at the front aspect, downlighters and radiator.

Kitchen area

12'06 x 9'08 (3.81m x 2.95m)

Downlighters, wall mounted and gas fired combination boiler, fitted kitchen with matching wall and base units with breakfast bar and worktop over, tiled splash-back, inset one and a half times

sink and drainer unit, inset gas hob with cooker-hood over, built in electric oven and grill, built in dishwasher and freestanding fridge/freezer.

Bathroom

9'02 x 6'08 (2.79m x 2.03m)

(IRREGULAR SHAPED ROOM - MAXIMUM MEASUREMENTS) Downlighters, extractor fan, wall mounted mirrored cabinet, freestanding washing machine, fully tiled suite comprising of bath with mixer taps and shower over, low level W.C, vanity wash hand basin and radiator.

Bedroom one

14'01 x 9'09 (4.29m x 2.97m)

(MEASUREMENTS TAKEN INTO WARDROBE) With double glazed window to rear aspect, radiator, built in wardrobe, T.V point and telephone point.

Bedroom two

14'01 x 8'00 (4.29m x 2.44m)

(MEASUREMENTS TAKEN INTO WARDROBE) With double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom three

14'01 x 7'06 (4.29m x 2.29m)

With double glazed window to rear aspect, radiator, two telephone points and T.V point.

Balcony

26'00 x 4'04 (7.92m x 1.32m)

Balcony to front aspect overlooking communal grounds. Mature treeline gives the balcony privacy.

Outside

To the front of the development there is a private communal garden with mature trees that sets the block back from the road, a private access road then leads to the rear. At the rear of the development there is the benefit of a single up and over garage, a private brick built bike storage shed and off road parking for residents set among well maintained flower beds.

Agent notes

Council tax band: E

Initial 12 month agreement

Unfurnished

Available now

Sorry no sharers and no pets

Non-smoking property

Reservation

There is a holding fee which equates to 1 weeks rent. (Deductible from your first months rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-81) B	77	77
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Floor Plan

Approx. 90.3 sq. metres (971.6 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

