



Radcliffe & Rust
Residential sales & lettings

189 St. Matthews Gardens, Cambridge CB1 2PS
£1,395 PCM

St Matthews Gardens is located about one mile east of Cambridge City centre and one mile north of the railway station. The development is approached from York Street and is within walking distance of the Grafton Centre, Beehive Centre and a wide range of independent shops, restaurants and cafes on Mill Road, Newmarket Road and nearby Burleigh Street.

Radcliffe & Rust are pleased to offer to let this, spacious and modern, one bedroom flat located in this popular development. Accommodation includes entrance hall, living room, fitted kitchen, double bedroom and bathroom. The property also benefits from ground floor bicycle storage and secure underground parking for one car.

Ideally suited for one person or a professional couple. Unsuitable for children, pets, smokers and students.

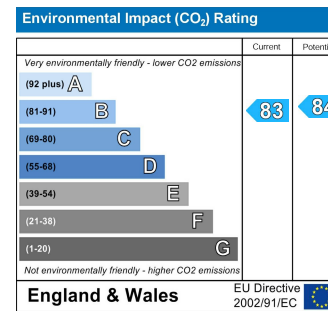
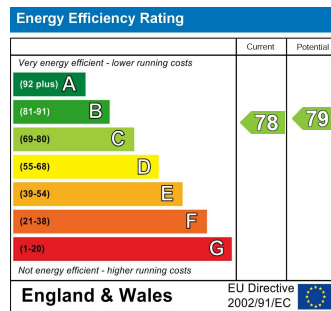
Please view early to avoid missing out.

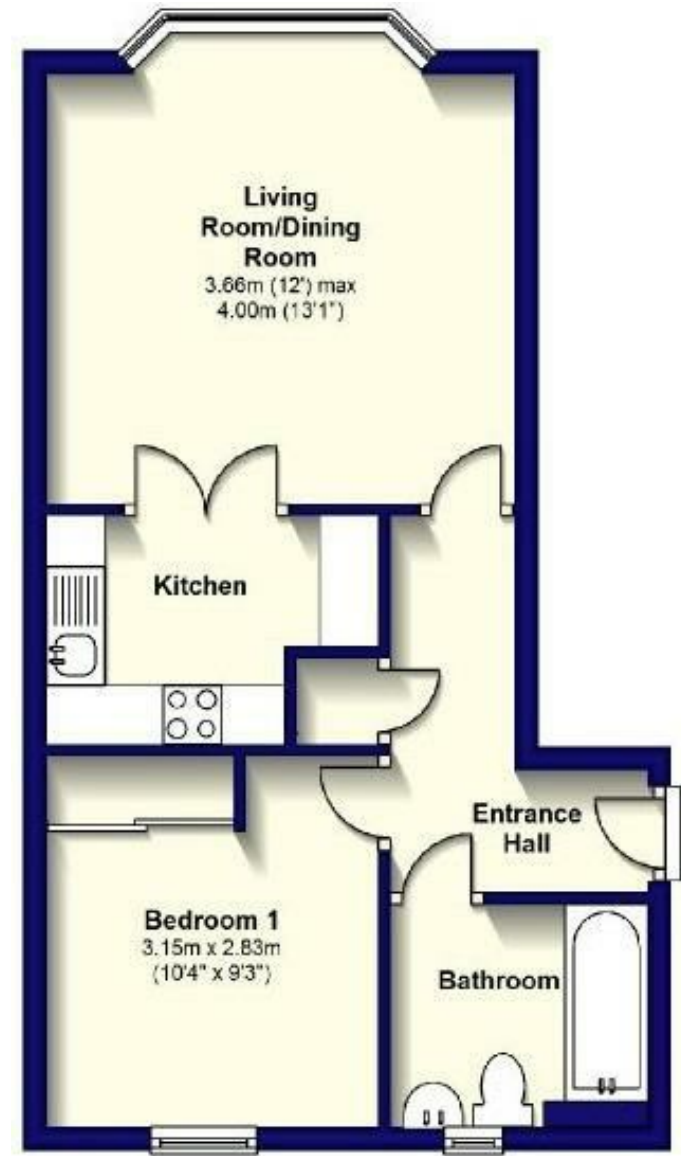
Deposit £1,494.00

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's 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

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

