



**Radcliffe & Rust**  
Residential sales & lettings

**2 Berrylands, CB4 1XW**  
**£1,375 PCM**

A two bedroom, ground floor flat situated off Milton Road to the North East of Cambridge City Centre and providing good access to the Science Park and A14. Property comprises entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom with shower. Further benefits include double glazing and garage with parking and storage facilities.



## Ground floor

### Communal entrance door

Access to flat 2 and stairwell to all floors.

### Hallway

With entrance door to side aspect, electric storage heater, door to:

### Living room

20'6" x 10'11" (6.27 x 3.35)

With double glazed door and window to front aspect, two electric storage heaters.

### Kitchen

10'5" x 8'9" (3.18 x 2.69)

Fitted with a matching range of wall and base units with work top space over with inset sink & drainer unit, built in electric oven with four ring gas hood over and extractor hood above, freestanding fridge/freezer, freestanding washing machine, vinyl flooring, spotlights to ceiling, storage cupboard, double glazed window to rear aspect.

### Bedroom one

14'11" x 11'6" (4.57 x 3.51)

With double glazed window to front aspect, built in, full-wall, storage unit comprising of wardrobe and cupboard space, electric storage heater.

### Bedroom two

11'10" x 7'8" (3.61 x 2.36)

With double glazed window to front aspect, electric storage heater.

### Bathroom

With obscured double glazed window to rear aspect, fitted with a, white, three piece suite comprising bath with shower over, low level W.C, wash hand basin, heated towel rail, fully tiled, shaver point, extractor fan, vinyl flooring.

### Outside

To the front and rear the are well maintained, communal gardens, private single garage and visitor parking.

### Agent notes

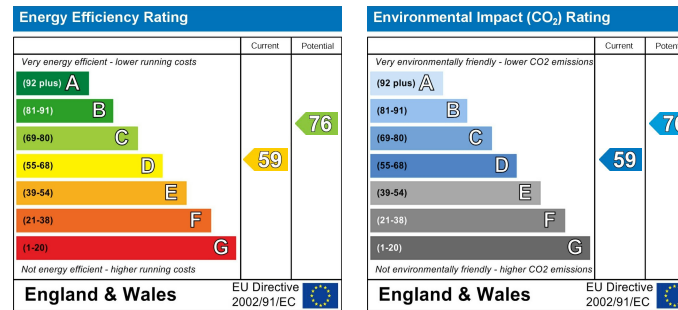
Deposit £1,384.00 Council tax band C. Sorry no pets. Non smokers only please.

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 Client Money Protect

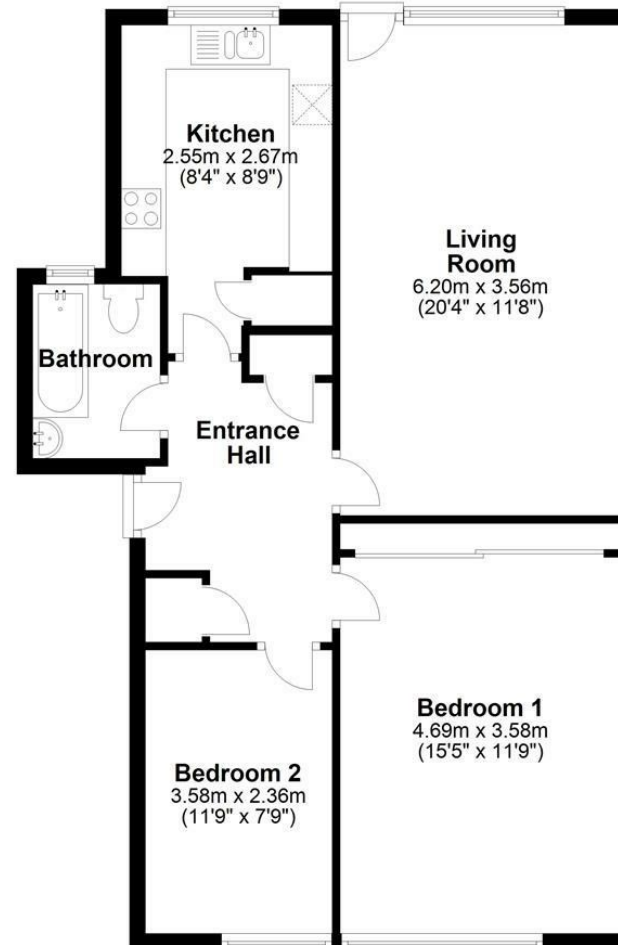






## Floor Plan

Approx. 73.3 sq. metres (789.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.