



Radcliffe & Rust
Residential sales & lettings

The Coach House Mews Grange Road, Cambridge CB3 9AU
£2,475 PCM

Radcliffe & Rust are delighted to offer to let this rarely available fantastic one bedroom apartment located in the heart of Cambridge city centre. Situated in an exclusive private complex with on site parking, the property is as stunning on the inside as it is on the outside. Positioned on Grange Road, the property is within easy walking access to Newnham, the river Cam and the historic and buzzing city centre of Cambridge with its wealth of bars, restaurants, shops, activities and world renowned Colleges. The property is within easy access of all transport options with the A14 and M11 being just a short drive from the property, as well as Cambridge North train station (3.8 miles from the property by cycle) and Cambridge train station (2.3 miles from the property by cycle) also being easily accessible. ARM is just 4 miles by cycle and Addenbrookes is 3.7 miles by cycle so you really are a stones throw from everything you could want and need in Cambridge.

Radcliffe & Rust are delighted to offer to let this stunning duplex apartment in The Coach House Mews on Grange Road, Cambridge, CB3. Spread over two floors, this rarely available property offers stunning accommodation in equally stunning grounds.

The property is accessed through a private entrance belonging to the property and upon entering you are welcomed into a large open hallway. The floor is adorned with charming patterned floor tiles with a spiral staircase leading to the first floor. Within the hallway there is a feature open shelving area with cupboards and a large built-in mirror which bounces light around the space. The hallway is vast and would work really well as an open office / workspace if required by the new tenant. From the hallway, there is a door leading to a shower room consisting of cream floor to ceiling tiles, a walk-in shower with glass screen, W.C., heated towel rail and basin counter top sink with under cupboard storage.

At the top of the stairs, there is a glass balustrade flooding the staircase with light. The room that welcomes you when you reach the top of the spiral staircase is truly breath taking. With vaulted ceilings, the open plan living and dining space has a fantastic combination of Velux and dormer windows and the unique shape of the ceiling creates interest and a real luxurious feel. At one end of the space is a stunning log burner set in a brick built chimney breast and the wooden floorboards running the length of the room makes the space feel even larger. At the opposite end of this room to the log burner is the kitchen. Consisting of wall and base units with grey handle less doors and a contrasting white quartz worktop, within the kitchen there is an integrated fridge and freezer, dishwasher, oven, microwave grill, electric hob and glass cooker hood.

The bedroom suite is located next to the kitchen. Upon entering this space, there are large mirrored wardrobes on the right hand side and a second walk-in wardrobe area on the left with hanging rails and shelves for shoes and clothes storage. Further in to the bedroom is the en-suite. This pleasant room has neutral coloured wall tiles with a bath with shower attachment, W.C., counter top basin with under cupboard storage and additional open shelving.

The bedroom is a fantastic size and feels equally as luxurious as the rest of the property. With dormer windows flooding the room with light, there is ample space within the room for additional furniture.

A property of this calibre in such a fantastic location is sure to be snapped up quickly.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available early August on an initial 12 month agreement on an unfurnished basis.

Deposit £2,885.00.

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

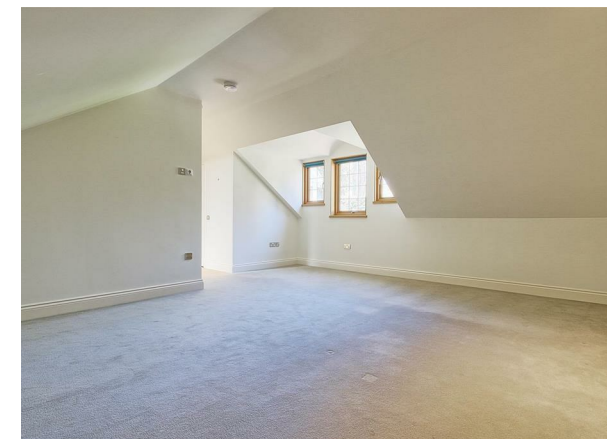
The formula for working out a week's rent is the following:

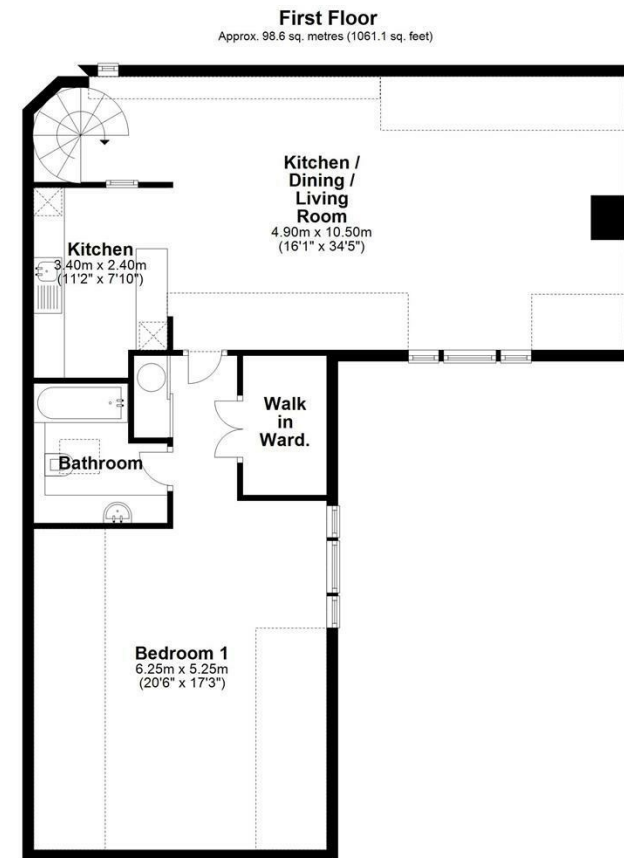
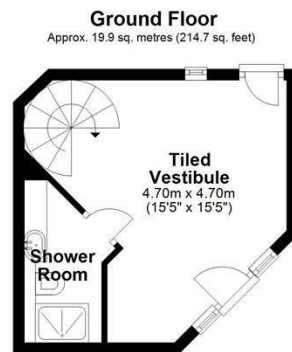
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

Energy Efficiency 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 (CO ₂) 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		
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Total area: approx. 118.5 sq. metres (1275.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

