



**Radcliffe & Rust**  
Residential sales & lettings

**113 Hills Road (G/F), CB2 1PG**  
**£1,650 PCM**

Radcliffe & Rust are delighted to offer for let this, split-level, two bedroom flat, which forms part of this converted Victorian house, located on Hills Road, within walking distance of the town centre and train station. The property has been fully re-decorated, offering accommodation that has a very fresh feel and briefly comprises: entrance hall, living/dining room, kitchen, stairs to basement, fully tiled bathroom and two double bedrooms. The property is ideally suited for the London commuter and Cambridge worker being a few minutes walk from both Cambridge railway Station and Cambridge City centre.

### Entrance hall

With stairs to the basement level and door to:

### Living/dining room

11'10" x 11'3" (3.61 x 3.43)

With bay, sash, windows to front aspect, feature fireplace with wooden surround, stone inner and slate hearth, laminate flooring, with double doors to:

### Kitchen

10'0" 9'8" (3.05 2.95)

With double glazed window to rear aspect, fitted with a modern range of wall and base units with worktop space over, inset sink/drain unit, built in electric oven with four-ring gas hob over and extractor hood above, built in washing machine, built in dishwasher, built in fridge/freezer, laminate flooring, with door to the entrance hall.

### Basement floor

With stairs leading from the entrance hall, with door to:

### Bedroom one

11'8" x 8'0" (3.58 x 2.46)

With two windows to front aspect, radiator.

### Bedroom two

10'9" x 10'0" (3.28 x 3.05)

With double glazed window to rear aspect, radiator.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, low level W.C, heated towel rail, extractor fan, fully tiled walls, tiled flooring.

### Outside

To the rear is a private and enclosed garden comprising patio and lawn area. To the rear of the garden is off road parking and entrance gates.

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

### Agents notes

Available August 2024 on an initial 12 month agreement on an un-furnished basis.

Deposit £1,903 Council tax band C.

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

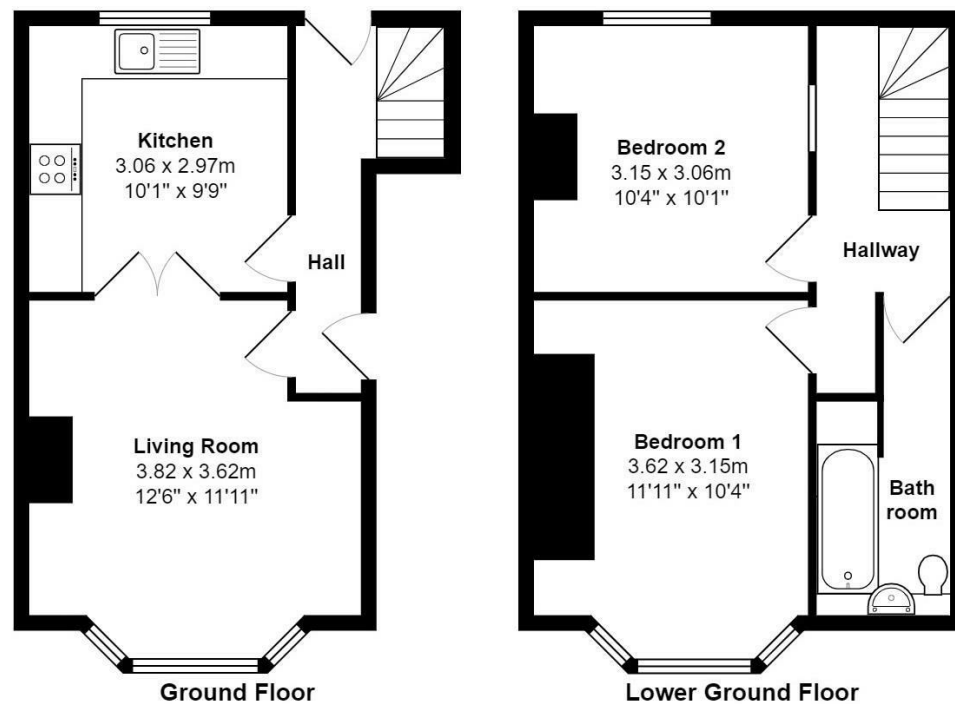


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			76
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Ground Floor Flat, 113 Hills Road, Cambridge



Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

All measurements are approximate and for display purposes only

