



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let this attractive, modern and recently converted two-bedroom apartment in the popular village of Caldecote, which lies just seven miles west of Cambridge. Its fitting location allows easy access to the City of Cambridge, M11, A1 and A14. A wider range of facilities are available in the nearby village of Cambourne, situated three miles further west of Caldecote; these include a Morrisons supermarket, doctors' surgery, day care nursery, hotel and a wealth of further amenities on its high street. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs approx two miles away. And schools? Well, Burr Elm Court is in the catchment area for Caldecote Primary School, and children over 11 usually attend secondary school at nearby Comberton Village College; the latter ranking as 'outstanding' in their most recent Ofsted report...impressive stuff!

Once inside the main door, the stairs directly in front of you lead up to the property on the first floor. However, before heading up the stairs, you find yourself in a huge entrance hall which acts as an additional room with multiple uses; there is even heating, meaning it is a functioning living space. It would make a fantastic gym or office space; even a second seating area would look good here. The large floor-to-ceiling windows on three of the wall flood the room with light.

As you reach the top of the stairs and access the apartment, you arrive in a large hallway open-plan to the equally spacious lounge/kitchen/diner. Nothing we say could do this apartment justice, as it is pretty extraordinary. Just standing in the hallway, the space around you is vast, but at the same time, it still feels welcoming and homely. The balance between modern and practical has been achieved to perfection. As you walk through the large hall, the first two doors directly to your left lead into the two bedrooms, which are identical in shape and size; they are also both good size doubles. Bedroom one has the addition of an en-suite with W.C., hand basin and glass shower cubicle, along with a wall-mounted towel rail, mirrored cabinet, extractor fan and built-in storage under the sink. Outside bedroom one is a large storage cupboard...every tenant's dream!

Walking across the open-plan hallway, you reach the lounge/kitchen/diner at the other end of the property, which is also open-plan, creating a huge space flooded with light. If you are looking for a property with the wow factor, you have found it here. The design of this whole flat makes for the perfect environment for socialising as a family or with friends. Immediately to your left, as you enter this part of the apartment, is a brand-new kitchen along two of the walls, in an L-shaped design. The white cupboards, grey marble-effect worktops and neutral décor have a modern feel, and the numerous windows give the feeling of light and space. The kitchen comes with an integrated fridge freezer, single oven, extractor hood, washer and dishwasher. There is also lots of

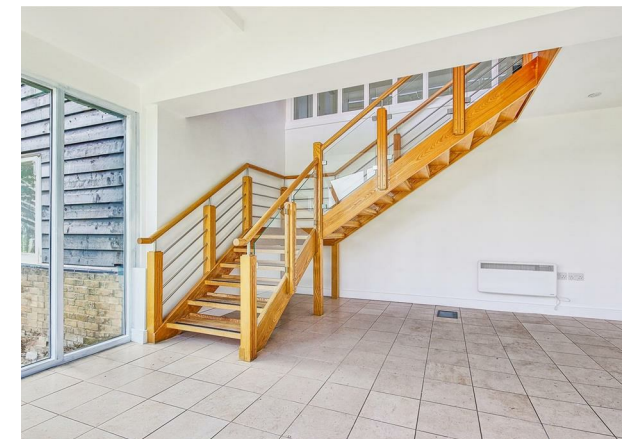
cupboard space, so there is no shortage of storage. Opposite the kitchen is a lounge/dining room with plenty of space for a good amount of furniture, including a dining table and chairs for the whole family to enjoy their meals together. There are many options for the layout of this property, and you are not limited in how you divide up the space. You have a blank canvas to make it your dream home; all you need is an eye for creativity.

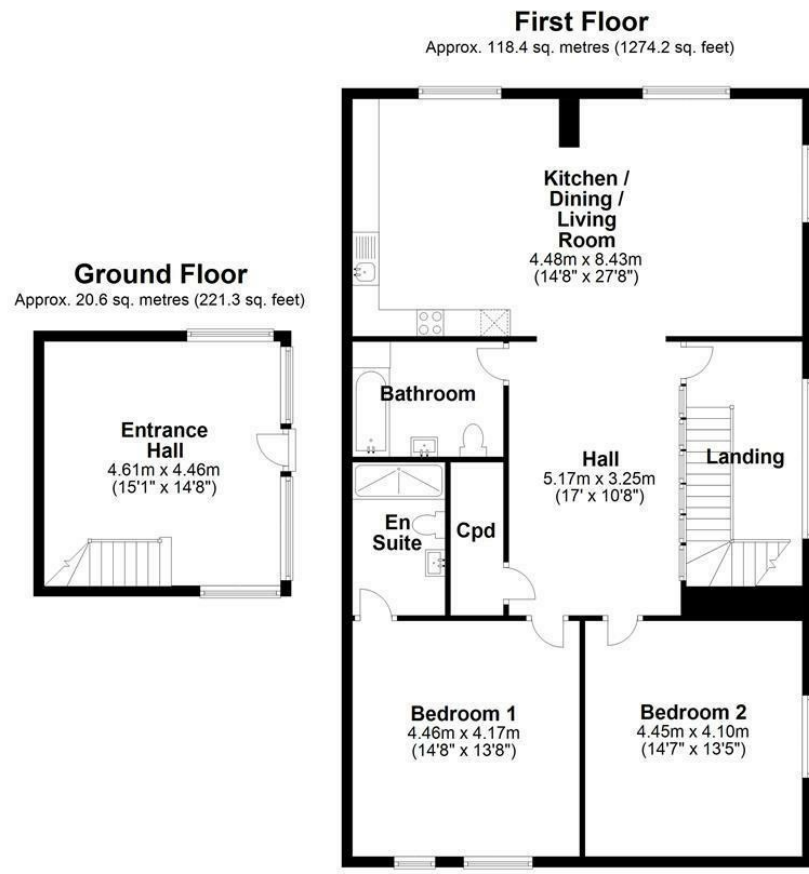
The whole apartment is light, bright, modern and welcoming. It has been designed to a high standard and is an exciting rental opportunity for someone to cherish like it was their own. There is also a considerable amount of parking available and generous size communal gardens. You need to see how stunning it is in person to appreciate it. And the best part? It is available 1st November 2024!

Please call us on 01223 307898 to arrange a viewing at Burr Elm Court and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

The property benefits from fibre broadband.
External electric points installed - suitable for adding electric car charging.
Deposit £2,019
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:
 $1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Total area: approx. 138.9 sq. metres (1495.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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	

