



Radcliffe & Rust
Residential sales & lettings

12 Redwood Lodge, Cambridge CB3 9AP
£3,275 PCM

Radcliffe & Rust are delighted to offer to let this rarely available fantastic large, three bedroom apartment located in an excellent location in the heart of Cambridge city centre off Grange Road, CB3. Facing south and east, it is in Redwood Lodge within the beautiful grounds of Pinehurst South. With a wealth of mature trees, lawns, fine landscaping and wildlife (including squirrels, muntjac deer, a young fox and badgers that visit). Designed by leading UK architect Stefan Zins FRIBA, this is one of the most prestigious addresses in the city. The estate is directly opposite two renowned colleges, near several University Departments and the University Library, close to the River Cam, the wide open space of Newnham and Lammas Land and Cambridge's world famous historic colleges. A truly stunning, light, mood-enhancing, and beautifully designed spacious property, it offers truly deluxe accommodation.

Three bedrooms, a balcony suitable for al fresco dining and a fantastic open plan living, dining and kitchen space making it the perfect property to enjoy civilised modern living and to stylishly entertain.

The property is as stunning on the inside as it is on the outside. With its own good-sized outdoor space in the form of a private balcony, it is also situated in private grounds offering a delightful outlook from all rooms in the property across the Cambridge roof tops.

· Located on Grange Road, the property is within easy walking access to Newnham village, the river Cam and the historic and buzzing city centre of Cambridge with its wealth of bars, restaurants, shops, activities and world renowned Colleges.

· Excellent access to the M11 (Jct 12). You are a stone's throw from everything you could want and need in Cambridge with easy access by bicycle. Cambridge train station is 2.3 miles, Cambridge North train station 3.8 miles, ARM is 4 miles and Addenbrooke's is 3.7 miles away.

· Garage with electrically operated door and external parking spaces for an occasional visitor. Covered facility for bicycles.

· A pair of remarkable, spacious inter-locked halls with fitted furniture and recessed lighting welcome you upon entering the property. The elegant rooms in this ingenious layout were designed for the first occupier at Pinehurst South, Professor Stephen Hawking. Ample storage cupboards with shelving. They set the scene for the luxury in the rest of the property.

· The Guest bathroom off the first hall has floor-to-ceiling tiles with a gold edging through the centre tile and gold accessories. It has a large walk-in shower, W.C. and hand basin with under-cupboard storage. Elegant lighting and a large fitted mirror.

· The Master Bedroom has a huge set of wardrobes spanning one wall of the room with a window at one end offering stunning views over Cambridge's rooftops. It also enjoys a large en-suite with matching tiles to the family bathroom, W.C., hand basin with under cupboard storage, bidet, bath with shower attachment and also a walk-in shower with glass door.

· Bedroom Two is a great sized double with built-in triple wardrobes offering plenty of space for a vast selection of clothes and shoes.

· Bedroom three could also house a double bed and has a single wardrobe / storage cupboard. This room would also make for a perfect home office.

· The hub of this home is the fantastic living / dining / kitchen and balcony space skilfully arranged open-plan for free-zone contemporary living.

· The kitchen offers a perfect ambience. It consists of top-of-the range base and wall units in a sleek wood and cream hi-gloss finish with high quality a washing machine, dishwasher, electric oven, microwave, electric hob and white sink. There is a breakfast table for two people. The living and dining area has modern wall lights offering soft mood lighting with sliding doors leading to the balcony. This wonderful space can hold a table with up to four chairs and would be the perfect place to relax, entertain and enjoy a drink.

· Excellent large high quality double glazed windows throughout with good insulation. Warm and cosy with high quality central heating from a gas-fired boiler.

In summary, this commodious property is a gem in terms of its incredible location, setting, design and specification. Rarely available, it will undoubtedly be snapped up quickly so don't miss your chance to live in true comfort, class and luxury in this highly sought-after area of Cambridge.

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

Agents notes

Available fro 19th December 2024, on an initial 12 month agreement on an unfurnished basis.

Deposit £3,778 Council tax band G, approx £3,123.00 per annum. Non smokers only please. No pets allowed.

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:

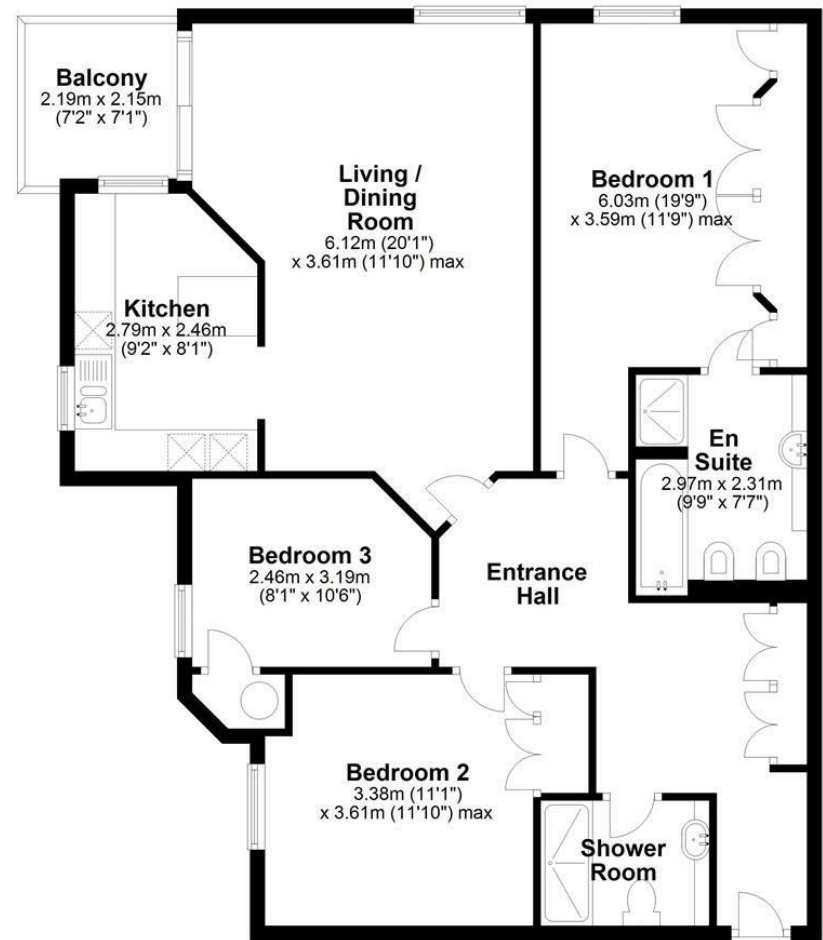
1 month's rent * 12 / 52 = 1 week's rent.

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





Floor Plan



Total area: approx. 112 sq. metres (1205 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 | | 82 | 82 |
| (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 | |

