



Radcliffe & Rust
Residential sales & lettings

50 Regatta Court, Cambridge CB5 8NS
£1,300 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this delightful, two double bedroom, first floor flat, in a peaceful location moments from the river Cam in Cambridge, CB5. This property offers a fantastic location close to a wealth of local amenities, is walking distance from the bustling city centre and has good access to Cambridge's excellent road network. The property has been recently redecorated and would offer the new tenant a bright, airy and well-presented flat to call their home. Outside the property there are lovely communal gardens, ample off-road parking and bike racks.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this bright and inviting first floor flat in Regatta Court. Offering two double bedrooms and a semi-open plan kitchen and living space, the property is within walking distance of the River Cam, the amenities of Newmarket Road and the city centre.

Upon entering the property, you are welcomed into the hallway which leads to all rooms. Within the hallway, there is an electric storage heater and a full height storage cupboard. The first room you come to on the left hand side is the bathroom which has a bath with overhead shower, W.C., hand basin and electric fan. On the opposite side of the flat to the bathroom are both bedrooms. The first room you come to is bedroom one. With a built-in cupboard / wardrobe, bedroom one can comfortably fit a double bed. Bedroom two is another double bedroom. Bedroom two enjoys dual aspect windows which both offer treetop views.

At the end of the hallway is the living space which leads into the kitchen via an open doorway. The living space also enjoys treetop views and may fit a sofa and small dining table as required. The kitchen has light coloured wall and base units with a contrasting dark coloured worktop and white metro wall tiles. Within the kitchen there is a stainless steel sink and drainer, freestanding oven with grill and electric hob above and space for a washing machine and

under counter fridge.

Outside the property there is ample off road parking in the car park and well kept shared gardens for all occupants to enjoy. There is an abundance of lawn areas with mature and well stocked borders, there is even a large feature pond. With the addition of benches and picnic tables this really is a communal garden you will actually want to spend some time enjoying.

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

Agent notes

Available immediately, on an initial 12 month agreement on an unfurnished basis.

Council tax band B, approx £1,831.99 per annum (Cambridge City Council).

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.

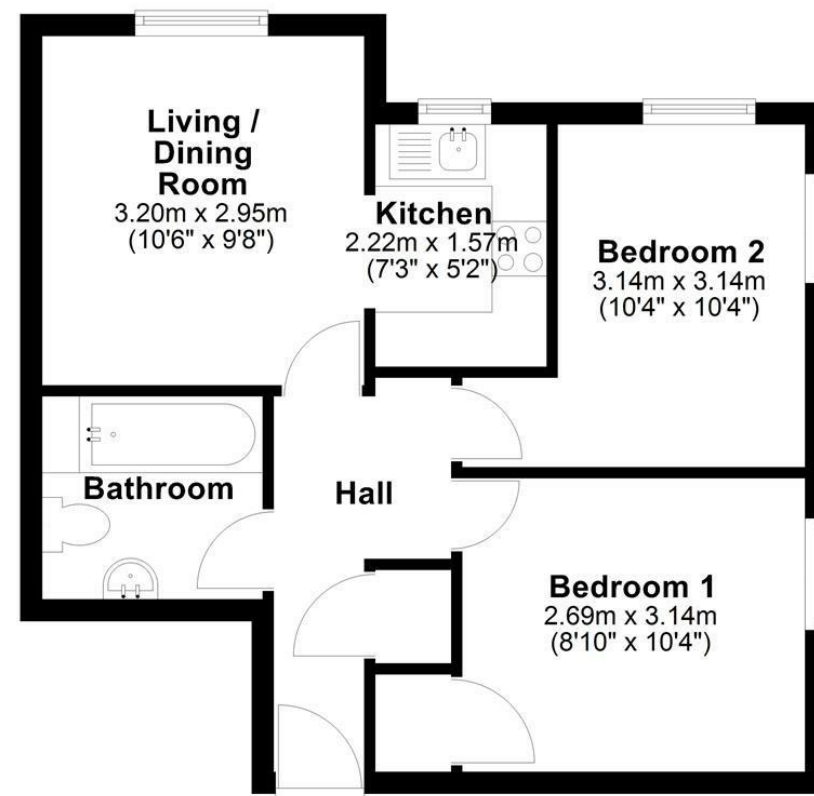
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 40.7 sq. metres (437.6 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	71	77
(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	

