



Radcliffe & Rust Letting agents Cambridge, are delighted to present to the market this great two double bedroom second floor apartment in St Bartholomew's Court, CB5. St Bartholomew's Court is an exclusive gated development of modern and spacious apartments. This prestigious development is set back attractively from Riverside offering peaceful views of the Cam. Situated within walking distance of the River Cam and parks and open spaces while being just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.2 miles away, which is around a seven minute cycle ride away. The property itself, enjoys wonderfully open plan living and dining accommodation with sliding doors leading to a private balcony which overlooks the River Cam.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this fantastic two bedroom apartment in St. Bartholomew's Court, CB5. Offering modern accommodation in a fantastic location, this property is offered fully furnished on an initial 12 month basis.

Upon entering the property, you are welcomed in to the hallway. This L shaped space is large enough for shoe storage if required as well as having the telephone intercom to allow visitors into the property. The first room you come to from the hallway is the living and dining room on the left hand side. This room is flooded with light thanks to the window and sliding doors leading to the property's private balcony. The balcony is large enough to house a table and chairs and offers fantastic views over the River Cam and Riverside Bridge. Within this room as part of the furniture included with the property are two sofas, a dining table and chairs and sideboard. Opposite the living and dining room is the kitchen. The kitchen houses the boiler and consists of wood coloured wall and base units with a contrasting dark coloured worktop and has a one and a half stainless steel sink and drainer, electric oven, four ring gas hob, cooker hood, integrated full height fridge and freezer and dishwasher.

Within the kitchen there is also open shelving which provides a practical and attractive way to showcase a variety of possessions.

The bedrooms and bathroom are all located at the far end of the property. Bedroom two offers built-in cupboards and shelving with a very useful desk which is perfect for home working if required. Bedroom one has open wardrobes with shelving and also benefits from an en-suite. The en-suite has a low level W.C., hand basin, white heated towel rail, walk-in shower and white square wall tiles. The main bathroom is located between the two bedrooms and has the same white wall tiles as the en-suite creating clean lines and continuity. Within the bathroom there is a low level W.C., hand basin, white heated towel rail and bath with shower tap attachment.

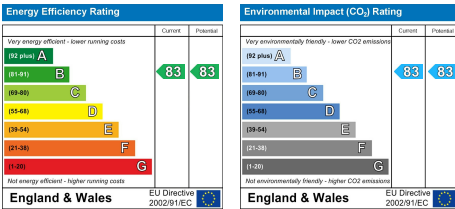
Outside there are generous communal gardens, the use of a secure bike store, and an allocated parking space.

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

Agent Notes

Available on an initial 12 month

agreement on a furnished basis. Council tax band C, approx £1,714.00 per annum. 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:
 $1 \text{ month's rent} \times 12 / 52 = 1 \text{ week's rent.}$
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



Floor Plan

Approx. 73.2 sq. metres (788.4 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

