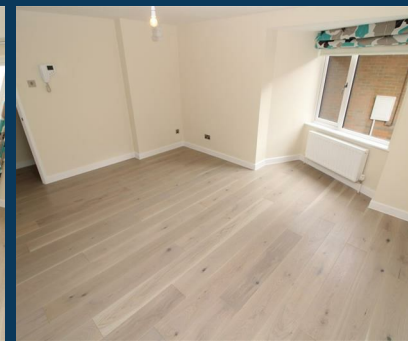


- Modern ground floor flat
- One double bedroom
- Large living/Dining room
- Fitted kitchen with all fitted appliances
- Well located for City centre & A14
- Bin & Bike stores
- Unfurnished
- Available 7th July 2025

**12 Malden Close  
CB5 8NU  
£1,350 PCM**





Radcliffe & Rust are pleased to offer, To Let, this modern ground floor flat. Accommodation comprises of communal entrance hall, entrance hall, open plan living/dining area, kitchen, shower room and double bedroom. Outside there are secured communal bin and bike stores, secure post boxes and additional cycles storage spaces. The property is let with an initial 12 month tenancy and is offered to let on an unfurnished basis. It available from 7th July 2025 so call or email us now to arrange your viewing.

## Entrance Hall

16' x 2'10" (4.88m x 0.86m)

With entrance door to rear aspect with peephole, fitted door mat, radiator, laminate flooring, storage cupboard and smoke detector.

## Living/Dining room

17'04" x 13'10" (5.28 x 4.22)

With two double glazed windows to front aspect, television point, telephone point, video/telephone entry system, two radiators, laminate floor and smoke detector.

## Kitchen

7'08" x 6'00" (2.34 x 1.83)

With double glazed window to side aspect, fitted with a matching range of wall and base units with worktop space over, inset stainless steel sink/drainage, built in electric oven with four ring gas hob over and extractor hood above, built in fridge/freezer, built in washing machine, built in dishwasher, tiled flooring, gas fired combination boiler, heat detector and extractor fan.

## Bedroom

14'00" x 11'03" (4.27 x 3.43)

With double glazed window to rear aspect, radiator, laminate flooring and video/telephone entry system.

## Shower room

Fully tiled suite comprising large shower with shower attachment and rainforest attachment, low level .C, wash hand basin, full height heated towel rail, shaver point extractor fan.

## Outside

To the rear of the property there is secured bike and bin stores and additional cycle spaces.

## Agent notes

Deposit: £1,557

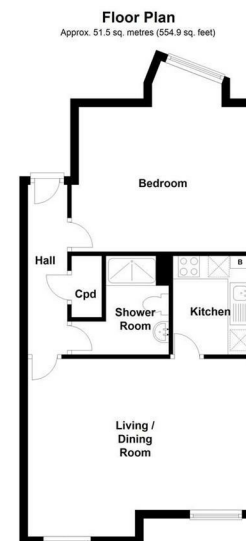
Council tax band: B

Sorry no pets. Non smokers only please.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(11-22) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		77	79
EU Directive 2002/91/EC			



Total area: approx. 51.5 sq. metres (554.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

