



Radcliffe & Rust are delighted to offer to let this, this stunning, two bedroom, first floor, flat that has been beautifully finished with polished limestone floor in the kitchen & bathroom and laminate flooring elsewhere, good quality kitchen fitted with electric hob and oven, fridge, dishwasher and washer/dryer. The property is located on an easy route to Addenbrooke's hospital, the City centre and is close to a wealth of local amenities.





Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this attractive modern apartment on Newmarket Road, Cambridge, CB5. This property is located in a prime position within Cambridge and is within easy walking distance of key retail areas including Newmarket Road Retail Park, The Beehive Centre and the Grafton Centre which offer many well-known shops and eateries. The property has excellent transport links including cycle paths in to Cambridge and a bus stop almost next to the property. The property is just a eight minute cycle from Cambridge North Train Station and a twelve minute cycle ride from Cambridge Train Station. There is currently a walking and cycle path under construction called The Chisholm Trail which will offer a mostly off-road and traffic free route between both Cambridge train stations and will link to Addenbrookes and the Biomedical campus in the South of Cambridge and the business and science parks in the North and will extend right to St Ives.

Upon entering the property you are welcomed in to a hallway area which leads directly in to the bright and open plan kitchen, dining and living room. This room is a fantastic size and is flooded with light thanks to the floor to ceiling windows. The kitchen area consists of white base and wall units with an electric oven, electric hob over and extractor hood above, built-in fridge, built-in washer dryer, built-in dishwasher, lime stone tiled flooring, radiator and downlighters. The living space also enjoys floor to ceiling windows and laminate wood flooring.

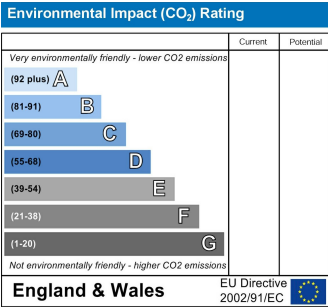
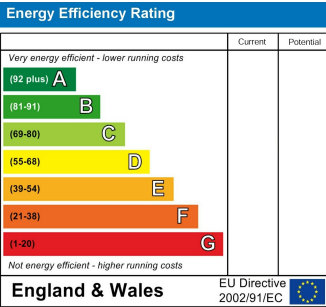
The property has two bedrooms with a Jack and Jill dressing room in between. Both rooms are good sized doubles with floor to ceiling windows making the rooms bright and relaxing spaces. The bathroom is a stunning space with floor to ceiling limestone tiles and modern W.C, hand basin and walk in shower cubicle.

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

Agents notes

Deposit £1,903.00  
Council tax band B

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 month's rent \* 12 / 52 = 1 week's rent.  
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect









Total area: approx. 81.5 sq. metres (877.6 sq. feet)