



Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this modern and well-presented apartment, located in the highly sought-after Darwin Green development in Cambridge. Situated just off Huntingdon Road on the west side of the city, Randal Way is a popular residential area offering a peaceful setting with excellent connections. The location is ideally placed for access to the A14 and M11, making it perfect for commuters travelling to London, Stansted, or the surrounding towns and business hubs. Randal Way enjoys close proximity to a range of local amenities including shops, supermarkets, cafés, and restaurants, while Cambridge city centre is just a short distance away. For those who enjoy the outdoors, nearby green spaces and cycle routes offer scenic spots for walking, running, and cycling, while regular bus services provide easy access across the city.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this bright and spacious two-bedroom apartment, situated on the fourth floor of a modern development on Randal Way, CB3. Ideally located for quick access to Cambridge city centre, the Science Park, and major road links including the A14 and M11, the property also benefits from excellent local amenities and green spaces nearby.

The property is accessed via a secure intercom entry system, with stairs serving all floors. Once inside the apartment, you are welcomed into a generous hallway which immediately sets the tone for the space on offer. To the right is a useful double storage cupboard, providing excellent space for coats, shoes and household items.

Continuing down the hallway, the first room you come to is the master bedroom. Overlooking the front of the building and the attractive green beyond, this well-proportioned room is carpeted for comfort and benefits from a modern en suite shower room. The en suite features a shower cubicle with glass enclosure, WC, hand basin, tiled walls, and contrasting flooring, finished in a bright and contemporary style.

Next along the hallway is bedroom two, another well-sized double room which is also carpeted and shares the same green outlook to the front. Directly opposite is the family bathroom, fitted with a bath and overhead shower, WC, hand basin, stainless steel heated towel rail, and light wall tiling with a window providing natural ventilation and light.

At the end of the hallway, the home opens out into the open-plan kitchen, dining and living area. This sociable space is the real heart of the apartment and benefits from plenty of natural light thanks to dual aspect windows and patio doors which open onto the private balcony – the perfect spot for enjoying your morning coffee or unwinding after a busy day.

The kitchen is fitted with a comprehensive range of modern units with a sleek finish and comes complete with integrated appliances including a washing machine, dishwasher, fridge/freezer, electric oven, and hob with extractor over. The dining and living area offers ample space for both a dining table and lounge seating, making it ideal for entertaining or relaxing.

Externally, the property benefits from an allocated parking space, bike storage, and the development offers neatly maintained communal areas.

This is an excellent opportunity to rent a stylish, modern apartment in a prime Cambridge location, perfect for professionals or sharers.

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 for occupancy immediately on a 12 month tenancy, and a part furnished/unfurnished basis.

Deposit £2,134

Council tax: Band D

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.

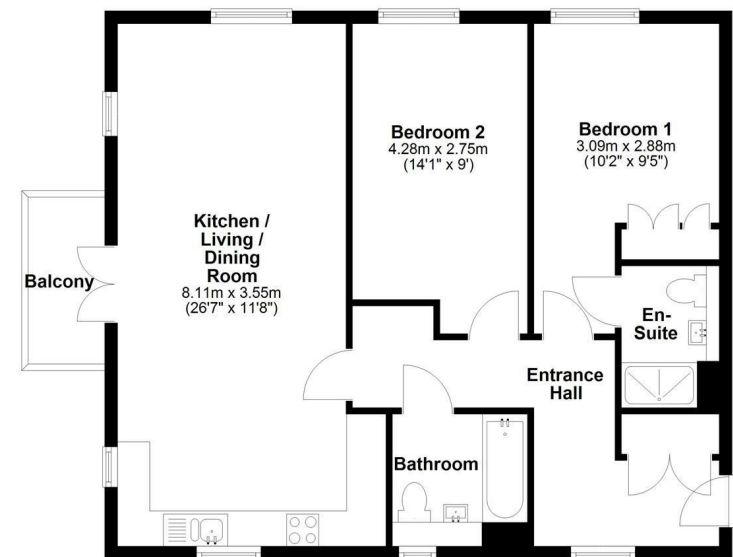
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 76.0 sq. metres (818.0 sq. feet)



Total area: approx. 76.0 sq. metres (818.0 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		82	82
(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	

