

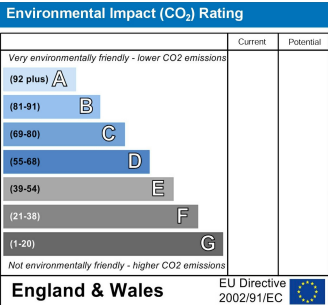
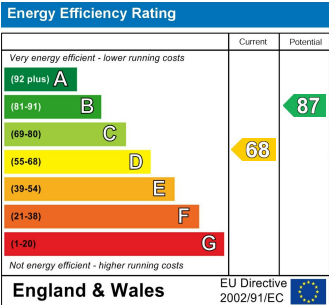


Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this two bedroom mid terrace property in the popular village of Milton, CB24. Located on The Rowans, the property is just a short walk from the High Street in the heart of Milton. Milton is a well-served village just to the North of Cambridge, approximately four miles from the city centre. The village offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses, restaurants and the incredibly popular Milton Country Park, a 95 acre park that plays host to a wealth of attractive walks, lakes, play grounds, plus a café & visitor centre. The Sycamores is only a 7 minute drive from Cambridge North Station, whilst the neighbouring village of Waterbeach has it's own mainline train station as well. Both stations provide a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. The A14 is easily accessible and interconnects to the M11 motorway to London.



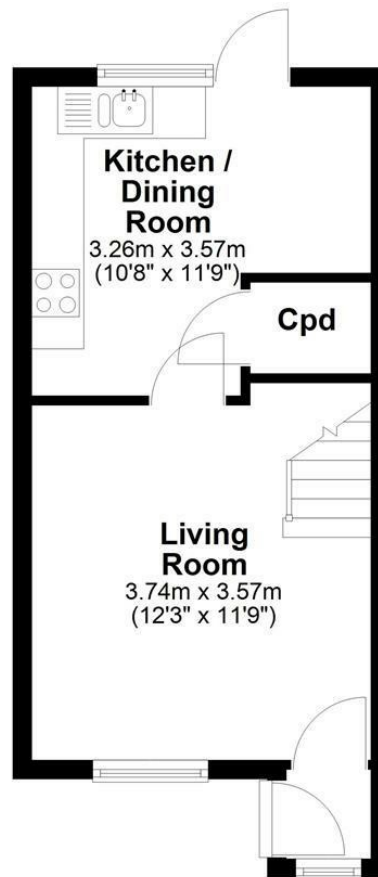
Agent notes

Council tax Band C (South Cambridgeshire District Council)
Deposit: £1,494.00
There is a reservation 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 Lonsdale Insurance Brokers LTD.



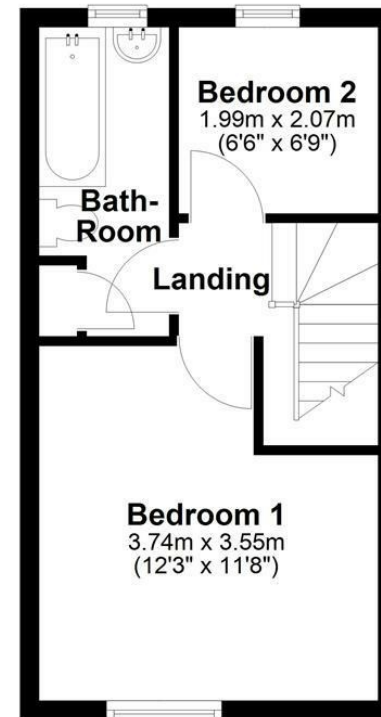
Ground Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.