



Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this beautifully presented 3 bedroom apartment located within the ever-popular Hampden Gardens development, just off Cromwell Road, Cambridge, CB1. The development benefits from secure bike storage, designated parking areas and peaceful pedestrianised zones that create a calm residential atmosphere despite its central location. With regards to location, Hampden Gardens offers superb connectivity to a wide range of key Cambridge amenities including Cambridge Train Station (1.1 miles away), The Grafton Centre (0.6 miles away), ARM and Cambridge Business Park (both within 2.5 miles), and Addenbrooke's Hospital (2.8 miles away). Beehive Centre and its extensive retail offerings are also just moments away. The development is perfectly positioned for ease of travel by foot, bike, car or public transport, making it an excellent choice for commuters, professionals and those seeking convenient city living.

Upon entering the apartment, you are welcomed into a wide entrance hall finished with warm wood-effect flooring which flows seamlessly throughout the whole property, including all three bedrooms. The hallway benefits from two large storage cupboards, ideal for coats, cleaning essentials and day-to-day household items. Neutral white walls keep the space calm and airy, emphasising the light that filters through from the main living areas.

The living/dining area sits to the right of the hallway and is one of the standout features of the property. This impressive room enjoys dual-aspect windows in addition to a Juliet balcony, allowing natural light to flood the space throughout the day. The wood-effect flooring continues here, complementing the soft white colour palette and creating a modern, versatile backdrop for furnishings. With its generous footprint, the room easily accommodates both a large seating area and a dining table, making it a superb space to relax and entertain.

Off of the living area is the contemporary kitchen. Finished with grey laminate-effect units, sleek brushed-chrome handles and a practical laminate floor, the kitchen feels clean and modern. Integrated appliances include an oven, gas hob, extractor fan, washer/dryer, a stainless-steel sink and drainer and a freestanding fridge/freezer and dishwasher, offering everything needed for convenient everyday living.

All three bedrooms are excellent doubles, each benefiting from the same wood-effect flooring as the rest of the property for a cohesive modern finish. Importantly, all bedrooms overlook the communal gardens, creating a peaceful outlook across landscaped greenery. Bedroom one is a particularly generous room and features built-in storage cupboards as well as its own en-suite shower room, complete with a shower cubicle, WC and hand basin. Next to bedroom one, is bedroom two, which further benefits from a Juliet balcony, offering lovely natural light and an enhanced feeling of

space. Bedroom three is also a well-proportioned double room, ideal for use as a guest room, office or additional bedroom.

The main bathroom is finished in clean neutral tones with a bath and overhead shower, pedestal basin and WC. The glass shower screen and large wall tiles maintain a crisp, modern feel.

Externally, the property benefits from a secure allocated parking space in the underground car park, ideal for keeping a vehicle sheltered year-round. Residents also have access to a communal garden and a secure bike storage area, perfect for those commuting around the city. For additional convenience, there is a video intercom system, plus both staircase and lift access to all floors.

This superb apartment combines generous living space with modern finishes and excellent amenities, making it ideal for professional tenants or sharers seeking a well-connected Cambridge home.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Lettings requirements in Cambridge and the surrounding areas.

#### Agent notes

Available for occupancy immediately, on an initial 6 month agreement on a unfurnished basis.

Deposit £2,538

Council tax band D

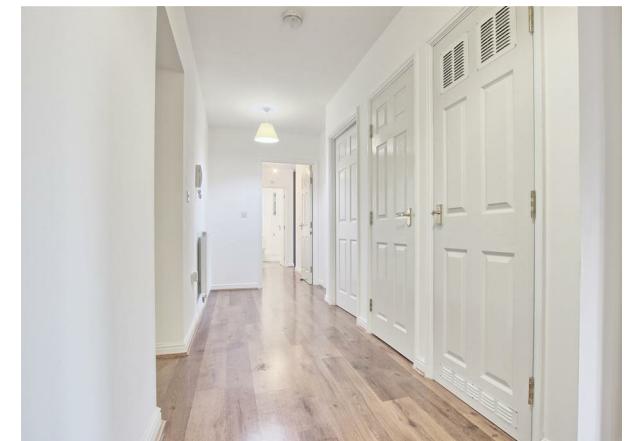
Sorry no pets. Non smokers only please.

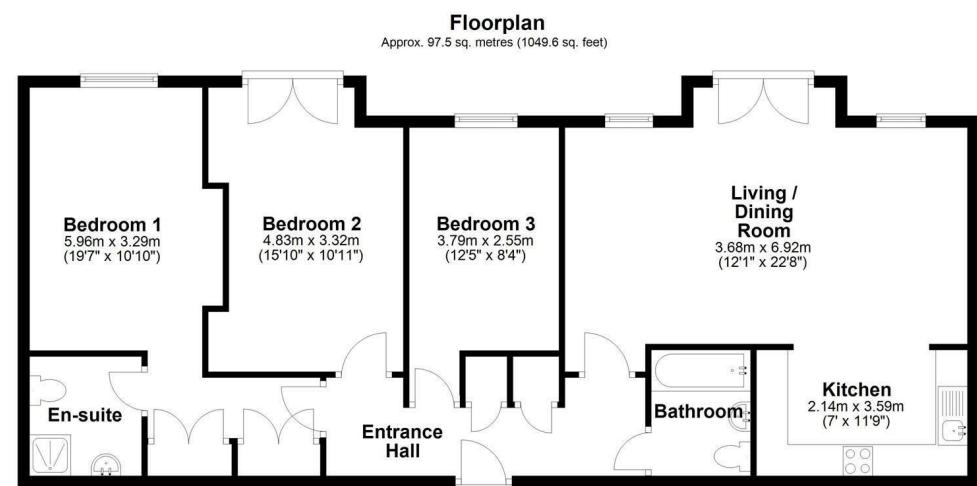
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

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. 97.5 sq. metres (1049.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(49-54) E			
(31-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

