



Radcliffe & Rust are pleased to offer, to let, this stunning ground floor flat. Located in the popular modern development of Beacon Rise, Newmarket Road there is a whole host of local amenities within easy walking distance. These include Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the City is also within easy reach with it being approximately 1 mile away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 1 mile away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.6 miles away.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this fantastic two bedroom apartment in the popular development of Beacon Rise, CB5. This bright and modern apartment is positioned on the ground floor and offers spacious living space and one allocated parking space in the secure underground carpark beneath the development.

The apartment is accessed via an intercom system at the downstairs entrance offering the new owner piece of mind knowing they will have a good level of security at their property. There are lifts at each end of the building leading to all floors as well as the stairs. Positioned at the rear of the development, the property has views of the communal gardens.

Once inside the property, you are welcomed into a spacious hallway with crisp white walls and light pine wooden style flooring. Within the hallway there is a storage cupboard and ample wall space for additional coat and shoe storage if required. The first room you come to is bedroom one. With large windows flooding the room with light, within the bedroom there is a built-in wardrobe with double doors and ample space for a double bed and additional furniture. Bedroom one has the added bonus of an en-suite with a walk-in shower with sliding glass door, W.C., hand basin and stainless steel heated towel rail. Next to bedroom one is bedroom two. Another great sized double, this generous room also enjoys the large windows and offers a multitude of layout possibilities for the new owner's furniture. Perfectly positioned opposite the bedrooms is the main bathroom. The main bathroom has a bath with overhead shower, W.C., hand basin and stainless steel heated towel rail.

At the end of the hallway is the open plan kitchen, dining and living space. The kitchen area has white gloss, handle-less wall and base units set against a grey worktop and upstand. Within the kitchen there is an electric oven and integrated microwave / grill above, induction hob, overhead stainless steel cooker hood, integrated

washing machine, integrated dishwasher and integrated full height fridge freezer. The dining and living end of the room can comfortably fit a dining table for at least 4 - 6 people and a large L-shaped sofa. At the end of this room, there are full length windows, flooding the space with light.

Underneath the property, there is a secure private carpark with locked bike storage. The property has one allocated parking space and access to the secure bike storage.

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 immediate occupancy, on an initial 12 month agreement on an unfurnished basis.

Deposit £1,961

Council tax band C

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.

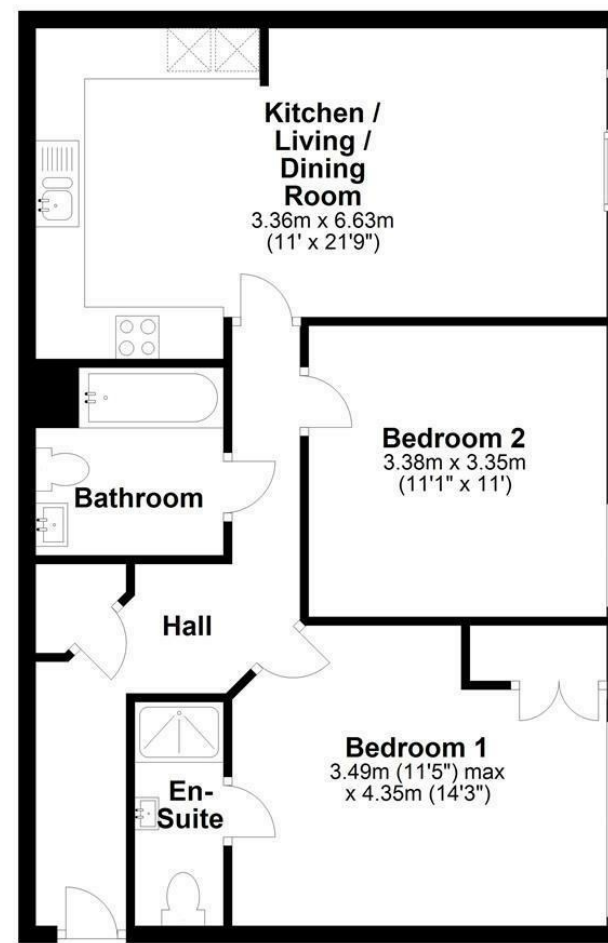
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 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	

