



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this modern and well-presented one-bedroom, second-floor apartment, situated within the popular Beacon Rise development on Newmarket Road, Cambridge. The development enjoys an excellent position approximately one mile from Cambridge city centre, providing convenient access to a wide range of shops, restaurants, cafés and everyday amenities. The nearby Beehive Centre offers a variety of major retailers and supermarkets, while Cambridge Retail Park is also within easy reach. For those who enjoy spending time outdoors, Midsummer Common and the River Cam are approximately one mile away, offering attractive green spaces and pleasant walking and cycling routes. The property is particularly well positioned for access to Anglia Ruskin University, the Grafton Centre and the city's extensive employment opportunities, with regular bus services and established cycle routes providing convenient connections across Cambridge.

Entering the apartment, the front door opens into a welcoming entrance hallway, finished with crisp white walls and attractive grey-toned wood-effect flooring. The neutral presentation creates a bright and contemporary first impression, while providing a practical and easy-to-maintain finish. The hallway benefits from a useful built-in storage cupboard, ideal for keeping coats, shoes and everyday household items neatly tucked away. A wall-mounted video entry system provides additional convenience and security.

The first room reached is the bedroom, a generously proportioned double room offering comfortable accommodation with ample space for bedroom furniture. The room is finished in fresh white tones, complemented by a soft, light beige carpet which adds warmth and texture underfoot. A large double-glazed window allows plenty of natural light into the room, while its simple, rectangular layout makes excellent use of the available space. The neutral decoration provides a versatile backdrop, allowing prospective tenants to personalise the room to their own taste.

Returning to the hallway, the bathroom is positioned opposite the bedroom and has been finished in a clean, contemporary style. The room features a white bathroom suite comprising a panelled bath with shower over and glass shower screen, a pedestal wash hand basin and WC. Large, pale beige wall tiles provide a subtle contrast against the white sanitaryware, while chrome fittings add a modern touch. A heated towel rail completes the room, providing a practical addition to this well-appointed space.

Continuing along the hallway, a further door opens into the impressive open-plan kitchen, living and dining room, which is undoubtedly the heart of the apartment. This is a particularly bright and versatile space, thoughtfully arranged to provide clearly defined areas for cooking, dining and relaxing while retaining an open and sociable atmosphere throughout.

The living and dining area is finished with crisp white walls, complemented by attractive grey and natural oak-toned wood-effect flooring which extends seamlessly through to the kitchen. The combination of neutral colours and natural textures creates a contemporary yet welcoming feel, while recessed ceiling spotlights provide a smart and understated finish.

The room offers excellent flexibility for arranging both living and dining furniture, with plenty of space for a comfortable sofa, television unit and dining table without compromising the overall feeling of openness. Large glazed doors allow an abundance of natural light into the room and lead directly onto the private balcony, creating an attractive connection between the internal accommodation and outside space.

Positioned towards the rear of the room, the kitchen has been designed in a contemporary style, featuring a range of sleek white wall and base units with clean, handleless-style fronts. These are complemented by contrasting grey work surfaces, while the continuation of the wood-effect flooring introduces warmth and texture to the space.

The kitchen is arranged in a practical U-shaped configuration, providing generous preparation space and excellent storage. Integrated appliances include an electric oven, electric hob with extractor hood above, fridge/freezer, dishwasher and washer/dryer. A stainless-steel sink with drainer is incorporated into the worktop, while subtle under-cabinet lighting and recessed ceiling spotlights provide additional illumination. The open arrangement allows the kitchen to remain connected to the living and dining area, making the space particularly convenient for everyday use and entertaining.

One of the apartment's most appealing features is its private balcony, accessed directly from the living area. Finished with timber-effect decking and contemporary glass balustrades with metal handrails, the balcony provides a pleasant outside space with elevated views across the surrounding development and established greenery. There is room for a small seating arrangement, making it an ideal spot to enjoy some fresh air during the warmer months.

Outside, residents have access to attractive and well-maintained communal gardens, which have been thoughtfully landscaped with raised brick planters, established shrubs, ornamental planting and paved seating areas. The combination of greenery and contemporary landscaping creates a pleasant environment within the development, offering an additional outdoor space for residents to enjoy.

The property also benefits from one allocated parking space within the secure underground car park, together with access to a secure communal bicycle store, making it particularly convenient for those travelling around Cambridge by car or bicycle.

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

Deposit £1,961

Council tax band B

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.

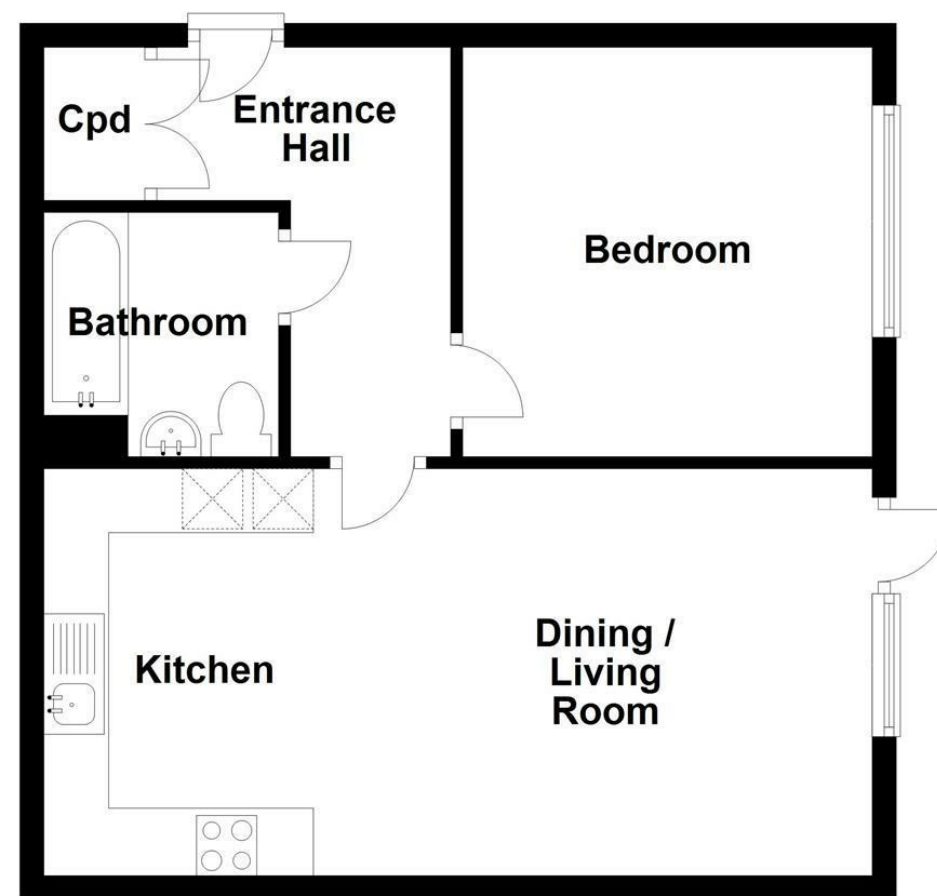
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 47.5 sq. metres (511.6 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		83	83
(81-91) B			
(69-80) C			
(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	

