

Radcliffe & Rust
Residential sales & lettings

Flat 4, Swanborough House 12 Brookfields, Cambridge CB1 3EJ

£1,350 PCM

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Situated in the sought-after CB1 area, Swanborough House enjoys a highly convenient Cambridge location with excellent access to local amenities. The property is close to Addenbrooke's Hospital and the Royal Papworth Hospital, making it an ideal base for healthcare professionals. A large Sainsbury's supermarket is nearby for everyday shopping, while Brookfields Health Centre and Brookfields Hospital provide additional local healthcare services.

Transport links are another strength: Cambridge Railway Station is approximately 1.2 km away, offering fast and regular services to London and across the region. Frequent local bus routes also serve the area, ensuring easy connections across the city. For those travelling by bike, the historic city centre is only around a 10-minute cycle away, placing shops, restaurants, and cultural attractions within quick reach.

Overall, the location combines healthcare, shopping, and excellent transport connections, making it an attractive option for professionals seeking convenient city living.

This well-presented first-floor apartment offers stylish interiors and a comfortable layout, making it an excellent rental opportunity for a professional individual or couple. Accessed via a secure communal entrance hall, the property combines modern finishes with everyday practicality.

The accommodation opens into a welcoming hallway with telephone/doorbell system that leads to a generous open-plan living/dining/kitchen area. Large windows allow for plenty of natural light, while the contemporary fitted kitchen is designed with ample storage, integrated oven and hob, extractor, washing/drying machine, fridge/freezer and neutral décor. This sociable space is perfectly suited for both day-to-day living and entertaining.

The property features a spacious double bedroom, decorated in light, modern tones, with good proportions and a pleasant outlook. A well-appointed bathroom completes the home, fitted with a bath and shower over, WC, and wash basin, finished with neutral tiling and chrome fittings.

Externally, the development is neatly maintained, with the property enjoying access via the communal hall. Its first-floor position adds a sense of privacy while retaining easy access.

Situated in a desirable residential area, the apartment benefits from proximity to local shops, amenities, and excellent transport links, providing convenience and comfort in equal measure.

The property is offered on an initial 12-month tenancy and is available for immediate occupation. Early viewing is highly recommended.

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: £1,557
Council tax: Band B.
Available from 13/11/2026
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



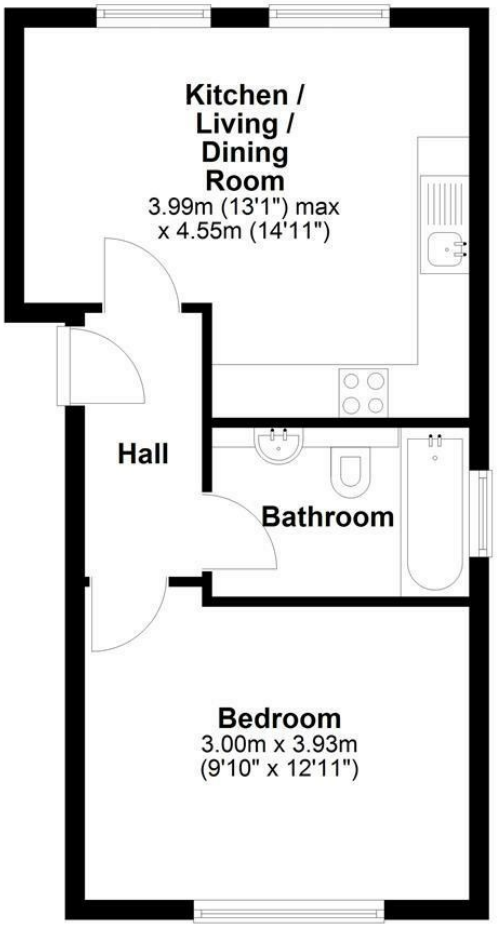






Floor Plan

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 36.7 sq. metres (395.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

