



Radcliffe & Rust Letting Agents, Cambridge are delighted to offer to let, this modern and well presented two bedroom first floor flat in Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the city centre, less than two miles from Addenbrooke's Hospital and Cambridge Central Railway Station and only one mile from ARM Holdings. The stunning grounds of Cherry Hinton Hall, which is located just off Cherry Hinton Road, are within easy walking distance, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served areas in the city.

Radcliffe & Rust Letting Agents Cambridge, are delighted to offer to let, this spacious two bedroom, first floor flat in the ever popular area of Cherry Hinton. Offering two double bedrooms and good sized living space, this property is destined to be a hit with Cambridge professionals with Cambridge train station, ARM Holdings and Addenbrookes Hospital all being within easy commuter distance.

Upon entering the property, on the right hand side, there is a large walk-in storage cupboard which is perfect for shoe and coat storage with built-in shelves and coat rail. The boiler and fuse box are also conveniently housed here. Next door to the storage cupboard is the bathroom which has a bath with overhead electric shower, hand basin, W.C. and mirrored wall cupboard with white floor to ceiling tiles. Bedroom one is on the opposite side of the hallway to the bathroom. With a large window overlooking the communal outdoor space, this bedroom is a fantastic size and has an alcove which could be perfect for wardrobes to be placed. Opposite bedroom one is bedroom two. This room could also comfortably fit a double bed and additional furniture.

At the end of the hallway is the living / dining room which leads to the kitchen. The living / dining room is a great size and the room is flooded with light thanks to the two large windows. Within this room there is space for a dining table and living furniture. Directly off this room is the kitchen. In a galley style, the kitchen has white gloss wall and base units

with a contrasting wooden coloured worktop and white wall tiles. Within the kitchen there is a fridge freezer, washing machine, freestanding oven with four ring hob, stainless steel cooker hood and stainless steel sink and drainer. Because the kitchen is directly accessed from the living / dining room, it makes the perfect space to relax and entertain.

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 13th March 2026, on an initial 12 month agreement on an unfurnished basis.

Deposit £1,500.00 Council tax band B, approx £1,653.00 per annum for 2023 - 2024 (Cambridge City Council).

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:

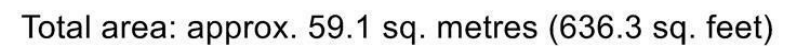
1 month's rent * 12 / 52 = 1 week's rent.

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





Approx. 59.1 sq. metres (636.3 sq. feet)



Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Target
<i>Very energy efficient - lower running costs</i> (12 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		61	7
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

