



Radcliffe & Rust Letting Agents are delighted to offer to let, this fantastic 1 bedroom triplex apartment in Green Park, CB4. Enjoying an excellent position to the north side of Cambridge city and close to the Business Park and Science Park whilst still only a short distance to the centre of town, the property is positioned just off Milton Road and Green End Road. One for the commuter, the A14 and M11 are within easy access of the property, as well as Cambridge North train station being a short 4 minute cycle from the property (0.9 miles) whilst Cambridge train station is less than 20 minutes cycle from the property, This property is brand-new and finished to a very high standard. The property offers off road parking, a private roof terrace, open plan kitchen diner and one generous double bedroom.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this brand-new, beautifully finished one-bedroom triplex apartment in the sought-after Green Park area of Cambridge.

Upon entering the property on the ground floor, you are welcomed into a bright and spacious entrance hallway finished with wood-effect flooring that flows seamlessly through the home. This hallway offers a generous under-stairs storage cupboard as well as additional void space—ideal for shoes, coats or further shelving. From here, a staircase leads to the main living accommodation on the first floor.

The first-floor landing immediately impresses with its size, offering the perfect spot for a home office or study area thanks to its natural light and open feel. Also located on this level is a stylish WC featuring grey gloss cabinetry, blue metro-style tiles and a contemporary white basin—reflecting the modern and cohesive interior design seen throughout.

The living room is positioned to the front of the first floor and enjoys a large window that floods the space with light. With its clean lines, recessed spotlights and continuation of the wood-effect flooring, the room provides a versatile, elegant space for both relaxing and entertaining. Flowing seamlessly from the living room is the kitchen/breakfast room—finished with high-gloss grey units, soft-close cabinetry and sleek integrated appliances including a fridge/freezer, dishwasher, washer/dryer, electric hob and oven. Pale blue brick-style tiles provide an attractive contrast to the cabinetry, and the large picture window ensures the space feels bright and welcoming.

Heading to the top floor, the generous double bedroom spans the full width of the property and is beautifully finished with soft grey carpeting. Dual aspect windows—a large window on one side and Velux windows on the other—create a superbly bright and airy atmosphere while framing treetop and rooftop views. The sloped

ceilings add architectural interest, and the built-in storage cupboards provide excellent practicality.

The main bathroom, located next to the bedroom, is finished to a high standard with green cabinetry, a modern basin, WC and dual-action walk-in shower. Chic grey metro-style tiles and patterned flooring add texture and personality to the space, while the illuminated mirror enhances the contemporary feel.

One of the standout features of this property is the private roof terrace, accessed from the second-floor landing. Finished with composite decking and enclosed by a glass balustrade, this stylish outdoor area offers a superb private space to relax, dine or enjoy the evening sun.

Externally, the property benefits from an allocated parking space along with access to communal bike storage.

This is an outstanding opportunity for a professional tenant seeking modern living in an excellent location.

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

#### Agent Notes

Deposit £1,955

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.

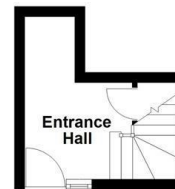
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

The owner of the property is related to a member of staff at Radcliffe & Rust

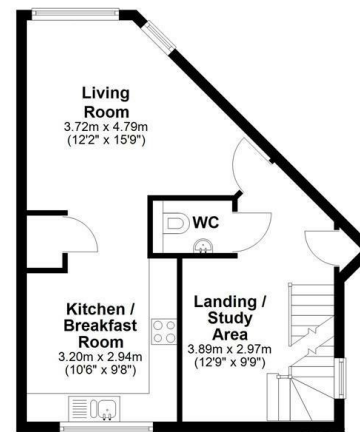




**Ground Floor**  
Approx. 6.9 sq. metres (74.0 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (427.9 sq. feet)



**Second Floor**  
Approx. 34.1 sq. metres (366.8 sq. feet)



approx. 80.7 sq. metres (868.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		85	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

