





Radcliffe & Rust Letting Agents Cambridge are delighted to offer for rent, this attractive modern one bedroom apartment in the thriving CB4 area. The apartment is located in a sought-after city centre location and enjoys an adjoining historic Conservation Area No 1 setting. The building is close to the river, college boathouses, Midsummer Common and Jesus Green with Jesus College (est. 1496) being just 600m away. Thanks to its fantastic location, the main shopping centres, bars / restaurants / cafes and the historic core of Cambridge are within easy access from the property. The Grafton Centre and Anglia Ruskin are easily commutable and the property is also well situated for the Science Park.

A well presented and ever popular, self-contained city home, this one bedroom apartment is located on the third floor and offers superb living space within a landmark building at Midsummer Meadows. The building is set in beautifully maintained four acre private estate grounds and the was built by acclaimed architect Stefan Zins FRIBA. Facing south and west, the sunny landscaped court looks onto a magnificent, protected ancient weeping willow.

The building has top quality new double glazing including panoramic sliding windows. Many services, including a launderette located within Mayflower House (which is adjacent) for the exclusive use of residents of Midsummer Meadows (located on the ground floor with commercial machines consisting of four washing machines and two driers), lift, full central heating, estate office and helpful staff are all on-site within the building. The common areas are extremely well maintained and have woven Wilton carpeting. Access in to the building has a video entry phone system and there is also CCTV providing excellent security and peace of mind for residents. There is a good amount of parking available for both cars and cycles on-site.

Upon entering the property, you are welcomed in to a hallway where there is a set of hooks providing useful storage for coats. The hallway is L shaped and the first room you come to from the hallway is the bedroom. Within the bedroom there is a double bed, two bedside tables and a chest of drawers all in a matching pine coloured wood. The bedroom also has built-in wardrobes with mirrored sliding doors whilst the view from the bedroom window offers attractive views over trees and Cambridge rooftops beyond. Almost opposite the bedroom is the bathroom which has a large walk-in shower with glass screen and overhead shower, W.C. and hand basin. At the end of the hallway, is the open plan living, kitchen and dining space. The kitchen area consists of white gloss wall and base units with a contrasting grey coloured worktop. Within the kitchen there is a stainless steel sink and drainer, electric oven, hob, overhead cooker hood and under counter fridge / freezer as well as a peninsula which

provides additional cupboard storage on one side and being a seated dining area on the other. The living end of the room has an L shaped black leather sofa, coffee table, TV stand and desk. This open plan room is a bright and inviting space thanks to the three large dual aspect windows.

Broadband and cable TV are available if required (through direct contract with service provider) and there is also excellent mobile phone reception. The apartment is heated by efficient electric storage radiators and direct acting panel radiators with off peak economy rate connected. The electricity supply can be made with direct contract with the utility service provider.

In summary, this property is a haven of tranquillity close to the historic city centre of Cambridge. Thanks to its layout, this property offers the perfect balance of contemporary 'free zone' living and would be ideal for young business / professional persons or more senior members of the universities.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge and the surrounding areas.

### Agent Notes

12 month let preferred  
Sorry - no pets  
Non-smokers only please  
Water rates are included in the rent





## Floor Plan

Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 42.0 sq. metres (452.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 77      | 77                         |
| (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<br>2002/91/EC |



