





Radcliffe & Rust are pleased to offer to let, this bright and spacious second floor flat. Hampden Gardens is situated just off Cromwell Road so make both the station and the centre of town just a short trip away. Accommodation comprises of spacious entrance hall with access to storage cupboard, kitchen, open plan living/dining area, two double bedrooms with dressing room to master and bathroom. Outside there are well kept communal gardens and one allocated off road parking space. There is also a communal lift to all floors. The property is being offered unfurnished on an initial 12 month agreement and is available early August 2025. Call or email us to arrange your viewing.

## Entrance hall

19'5" x 4'3" (5.92m x 1.30m)

With entrance door to side aspect, storage cupboard, telephone entry system, telephone point and radiator.

## Kitchen

9'9" x 7'2" (2.97m x 2.18m)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob with cooker hood over, washing machine, fridge, freezer, vinyl flooring, smoke detector and double glazed window to front aspect.

## Living/Dining room

25'3" x 9'10" (7.70m x 3.00m)

(Maximum measurements) With double glazed double doors to front aspect with Juliet balcony, double glazed window to rear aspect, two radiators and television point.

## Bedroom one

13'9" x 10'10" (4.19m x 3.30m)

With double glazed window to rear aspect, built in wardrobe, television point, telephone point and radiator.

## Dressing room

7' x 5'8" (2.13m x 1.73m)

With double glazed window to side aspect, radiator and cupboard housing gas fired central heating combination boiler.

## Bedroom two

11'6" x 11' (3.51m x 3.35m)

With double glazed window to rear aspect, television point and radiator.

## Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Part tiled suite comprising of bath with shower attachment over, low level W.C, wash hand basin, shaver point, extractor fan, radiator and vinyl flooring.

## Outside

To the rear of the property there is one allocated off road parking space and well kept communal gardens and a secure communal bike store.

## Agent notes

Council tax band: C

Unfurnished

Available early August 2025

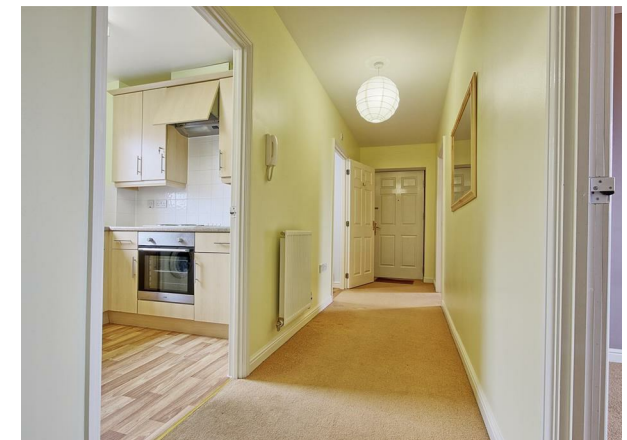
Sorry no pets, non smokers only please

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





Total area: approx. 74.1 sq. metres (797.8 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>	82	82
(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	



