



Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this pleasant first floor flat in the Citygate building on Woodhead Drive, Cambridge, CB4. Offering a prime position close to Milton Road, the property is very close to the business and science parks, just under two and a half miles from Cambridge City Centre and within close proximity to the A14/M11.

Woodhead Drive is just north of the River Cam and is easily accessible to some of Cambridge's key roads (Milton Road, Newmarket Road and Histon Road). Milton Road has a wealth of amenities close by including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre and the Beehive Centre retail park are all within easy access.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this freshly decorated and attractive first floor apartment on Woodhead Drive, Cambridge, CB4. Offering an excellent location just off Milton Road, the property has two bedrooms and has been recently decorated offering the new tenant a fresh new home to enjoy.

The property is accessed via a communal entrance with stairs leading to the first floor. Outside the entrance to the apartment, there is a fully glazed wall with glazed doors leading to an attractive communal balcony which has some bistro style tables and chairs and can be enjoyed by the building's residents. Once inside the property, the hallway has dark wood coloured laminate flooring and some useful hooks for coat storage as well as a generous storage cupboard. The laminate flooring continues into the open plan kitchen and living space which is on the left hand side of the hallway creating continuity between the spaces. This room is flooded with light thanks to the bay window in the living end of the room and second window in the kitchen. The kitchen has cream coloured wall and base units with a contrasting dark coloured worktop and offers an oven, electric hob and overhead cooker hood, stainless steel sink and drainer and integrated dishwasher, washing machine and under counter fridge / freezer. The kitchen has been cleverly utilised with the addition of a breakfast bar which has four stools included with the property rental. The living end of this room includes a cream coloured L-shaped sofa and foot stool but this can be removed if not required by the new tenant.

On the opposite side of the property to the open plan living space are the bedrooms and bathroom. The first bedroom you come to on the right hand side of the hallway is bedroom two. This bedroom would work really well as a single bedroom or possibly an office space. The room has been cleverly utilised with the addition of built-in triple wardrobes. Next to bedroom two is bedroom one. This bedroom is flooded with light thanks to the full length windows either side of

French doors which open out onto a Juliette balcony. Bedroom one also offers additional storage with built-in wardrobes with sliding glass doors which further bounce light around this room. At the end of the hallway is the bathroom. This modern space has grey rectangle shaped wall tiles with a low level W.C., hand basin, stainless steel heated towel rail and bath with overhead shower.

Externally, the property has communal gardens and a secure private car park with an allocated parking space and bike storage to the rear which the tenant is able to use.

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.

### Agents notes

Available on an initial 12 month agreement on a part furnished basis.  
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.

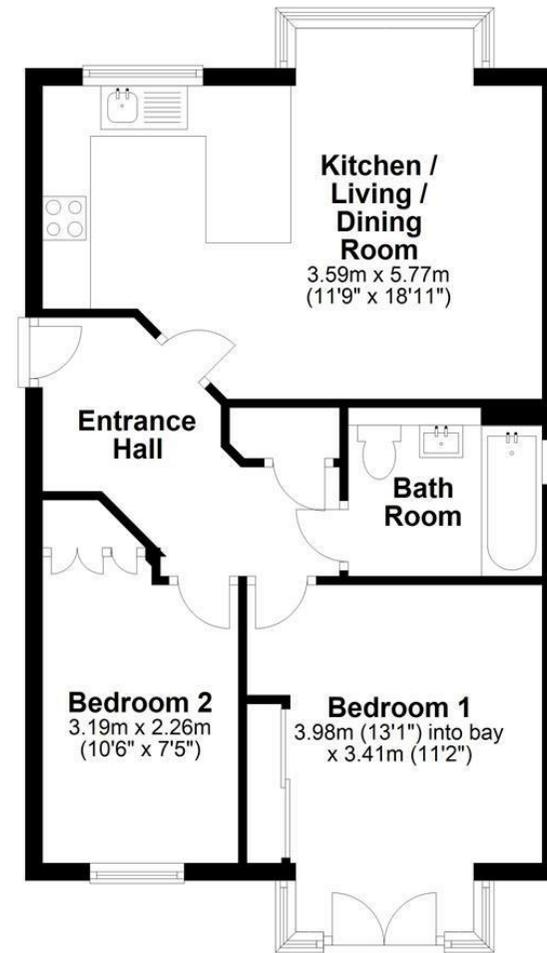
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





## Floor Plan

Approx. 54.6 sq. metres (588.1 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

