



Radcliffe & Rust Letting Agents are delighted to offer to let, this fantastic 2 bedroom duplex 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 3 minute cycle or 14 minute walk away. This property is brand-new and finished to a very high standard with high end fitted appliances. The property offers stunning open plan living with bifold door leading directly onto a private garden, one off road parking space with electric car charger and bike store.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this, brand-new and beautifully finished, two-bedroom duplex apartment, located within the highly sought-after Green Park development in Cambridge.

As soon as you enter the property, the attention to detail and immaculate condition are immediately apparent. The hallway is finished with stylish wood-effect flooring in soft grey tones, creating a warm yet modern first impression. To your left is the convenient ground-floor W.C., fitted with a contemporary vanity unit in a deep grey gloss with a matching mirror above, soft blue wall tiles and chrome fittings.

To the right of the ground floor is Bedroom 2, a generous double bedroom with plush new carpeting and a calming neutral décor. Double French doors open directly onto the private rear garden, allowing natural light to spill into the room and offering a wonderful indoor-outdoor feel.

Moving to the rear, the heart of the home is the expansive open-plan kitchen, living and dining room. This impressive space spans the length of the property and is finished with the same high-quality wood-effect flooring for seamless continuity. The living/dining area is flooded with natural light thanks to the full-width bi-folding doors opening onto the rear garden—creating a bright, inviting space ideal for entertaining or simply relaxing.

The kitchen, is positioned to the front, flowing seamlessly off the living area, and features premium grey gloss cabinetry, sleek handleless doors and a contrasting blue tiled splashback with a subtle reflective finish. Built-in, high-end, appliances include a dishwasher, washer/dryer, full height fridge/freezer, electric hob and electric oven, all integrated for a cohesive and sophisticated look. Pale quartz worktops and recessed spotlights complete the contemporary aesthetic.

On the first floor is Bedroom 1, a generous double bedroom finished with soft new carpeting and grey walls, offering a tranquil retreat. The main bathroom sits adjacent to the landing and is finished to an exceptional standard with deep navy cabinetry, patterned floor tiles, a modern white suite and a bath with dual purpose shower. Chrome fittings and a heated towel rail and wall mounted heated mirror and light add further comfort and practicality.

Externally, the newly completed rear garden features a paved patio area and low maintenance artificial grass lawn, offering a private outdoor space perfect for summer dining or relaxing. The development also provides communal bike storage, making it ideal for those cycling into the city.

This brand-new property perfectly combines modern design, exceptional natural light and practical living spaces, all in a fantastic Cambridge 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 £2,071

Council tax band C

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

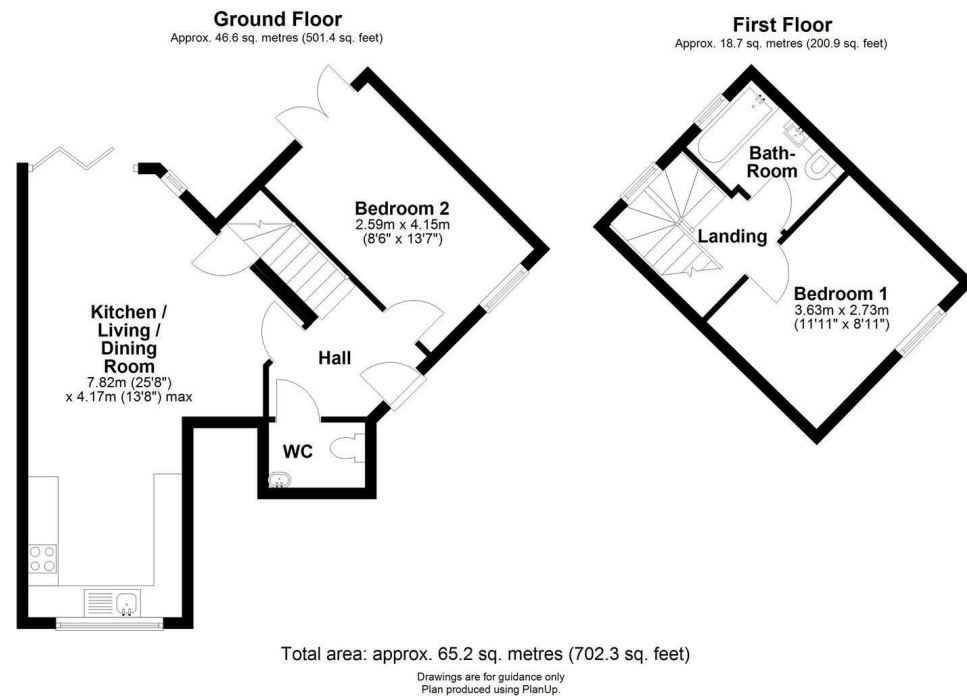
The formula for working out a week's rent is the following:

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





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83 91
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

