

- First floor flat
- One double bedroom
- Off-road parking
- Communal gardens
- Unfurnished
- 12 Month agreement
- Available immediately
- Early viewing advised
- 360 degree virtual tour available

**54 Regatta Court
Cambridge CB5 8NS
£950 PCM**



Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this delightful, one double bedroom, first floor flat, in a peaceful location moments from the river in Cambridge, CB5. This property offers a fantastic location close to a wealth of local amenities, is walking distance from the bustling city centre and has good access to Cambridge's excellent road network. The property has had a full refurbishment in recent years including a new kitchen, bathroom and flooring and would offer the new tenant a bright, airy and well-presented flat to call their home.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this modern, bright and airy flat in central Cambridge, CB5. Located on the first floor of this purpose built building, the flat is modern and homely and offers bright and good sized rooms throughout.

The flat is accessed via a communal entrance on the ground floor with stairs leading to the first floor. Upon entering the property, there is a hallway which accesses all of the rooms. As soon as you enter the property you are welcomed by a bright and inviting space flooded with natural light. Offering a set of useful coat hooks, this area also houses an airing cupboard containing the hot water cylinder.

The first room you come to walking down the hallway is the property's bathroom. With floor to ceiling neutral coloured tiles, a bath with overhead shower, W.C and on counter basin sink with under cupboard storage this room is an inviting and relaxing space to unwind. Thanks to the mirrors on two walls, the light bounces around this room.

The bedroom is at the rear of the property. This good sized room has spotlights, an electric heater and a built-in cupboard that could be used as a wardrobe leaving the rest of the room open for additional furniture if required. Next to the bedroom is the open plan kitchen / living and dining room. The living / dining room has a feature electric fireplace, television point, telephone point and spotlights. The kitchen has a combination of wall and base modern cream coloured units with a contrasting grey worktop, a stainless steel sink and drainer, electric oven and hob with overhead cooker hood, washing machine and full height fridge / freezer.

Outside the property there is ample off road parking in the car park and well kept shared gardens for all occupants to enjoy. There is an abundance of lawn areas with mature and well stocked borders, there is even a large feature pond. With the addition of benches and picnic tables this really is a communal garden you will actually want to spend some time enjoying.

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

Agent notes

Available for immediate occupancy, on an initial 12 month agreement on an unfurnished basis.
Deposit £1,096 Council tax band B, approx £1,499.86 per annum. Non smokers only please. No pets allowed.
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

