

Radcliffe & Rust
Residential sales & lettings

18a Gray Road, Cambridge CB1 3TA

£1,200 PCM

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Gray Road is well positioned for tenants wanting a convenient Cambridge location with excellent access to Addenbrooke's Hospital and the Cambridge Biomedical Campus. It's an ideal base for hospital staff, biomedical and university departments, and anyone needing reliable day-to-day connectivity without being right in the city centre.

For getting around, the area is particularly well suited to cycling (as you'd expect in Cambridge) with straightforward routes towards Addenbrooke's and into the centre, while regular bus services connect to key parts of the city. Road links are also practical, with good access towards the A1307, A10 and M11, making it a sensible spot for commuters.

Lifestyle-wise, you're within easy reach of a choice of local shops and amenities for everyday essentials, with Cambridge's wider mix of cafés, restaurants and retail options a short journey away. Green spaces and pleasant residential streets nearby help give the area a settled feel — a nice balance of convenience and calmer surroundings, particularly appealing for professionals.

Radcliffe and Rust Estate agents are delighted to offer, to let, a well-presented top floor flat on Gray Road. Offering bright, practical accommodation, available January 2027 and offered unfurnished. Accessed via a ground floor entrance hallway (not shown on the floorplan), stairs lead to the first-floor landing which connects to all rooms.

The heart of the home is a generous open-plan kitchen / dining / living room with ample space for a sofa set-up as well as a dining table. The kitchen is nicely arranged with good worktop space and storage, and includes a freestanding cooker, dishwasher and sink unit, complemented by a useful breakfast bar. The living area feels particularly light thanks to multiple windows and a pleasant outlook.

The double bedroom is a comfortable size and enjoys good natural light, while the shower room is fitted with a modern suite including a shower enclosure, wash basin and WC.

Outside, the property further benefits from a rear garden, along with secure brick-built storage (ideal for bikes) and an additional shed in the garden—excellent for tenants needing outdoor space and practical storage. The property also benefits from an Energy Rating C.

Please call us on 01223 307898 to arrange a viewing and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agents notes

Council tax band: B
Deposit: £1,384
Parking: On street.
There is a reservation 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 Lonsdale Insurance Brokers LTD.



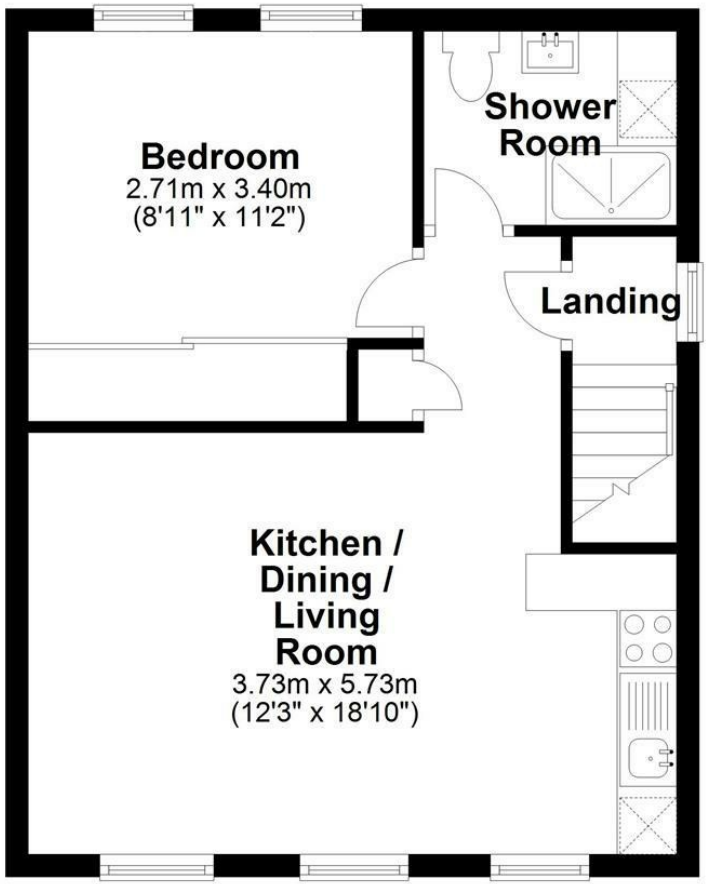






Floor Plan

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 41.7 sq. metres (449.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

