Radcliffe & Rust
Residential sales & lettings

Amblecote House East Road, Cambridge CB1 1BN
£1,550 Per Month

Radcliffe & Rust Estate Agents are delighted to offer, to let, this well-positioned two-bedroom apartment within Amblecote House occupies an exceptionally convenient position on East Road, placing a fantastic selection of Cambridge amenities quite literally on the doorstep. The Grafton is just across the road, including a range of shops, restaurants and leisure facilities, while Tesco on East Road is also right across the road, just a few doors down. Cambridge city centre and its extensive choice of shops, cafés, restaurants and cultural attractions are within easy walking distance, making this an exceptionally convenient location for enjoying everything the city has to offer. Parker's Piece is also around 0.3 miles away, offering a large open green space close to the heart of the city, while Mill Road and its independent shops, cafés and restaurants are easily accessible on foot. Cambridge city centre is approximately 0.5 miles away, and Cambridge Railway Station is around 1 mile from the property, making this an excellent location for commuters as well as those working or studying locally. With such a broad range of amenities, green spaces and transport links all close at hand, Amblecote House offers an exceptionally convenient base from which to enjoy Cambridge city living.

Entering the property on the ground floor, you are welcomed into a bright entrance hall which immediately gives a sense of the contemporary finish found throughout this well-presented duplex apartment. Soft grey carpeting sits beneath crisp white walls, while the staircase rises to the upper floor. The hallway also makes excellent use of the space beneath the stairs, where a fitted desk with a warm timber-effect worktop and drawer storage creates a particularly useful home-working area.

Leading from the hallway is the kitchen, a bright and practical space finished with contemporary white gloss cabinetry, contrasting work surfaces and attractive grey wood-effect flooring. White metro-style splashback tiling adds a clean, modern finish, while a wide window above the worktop provides plenty of natural light. The kitchen is well equipped with an electric oven and gas hob, together with a washer dryer and dishwasher, while the arrangement of cupboards and work surfaces provides plenty of useful preparation and storage space.

Continuing through the ground floor, the living/dining room forms the principal reception space and is particularly generous and inviting. Plush grey carpeting complements the neutral white décor, creating a versatile backdrop for a variety of furnishings. A particularly attractive feature is the large bay-style window, which draws an abundance of natural light into the room and enjoys a pleasant leafy outlook across the communal grounds. The room comfortably provides space for both dedicated living and dining areas.

The living room is given additional character by a feature fireplace, incorporating a black hearth and surround with contrasting warm timber detailing. Built-in shelving and cupboards sit neatly alongside, providing excellent storage and display space without encroaching on the main floor area. Together with the large window and neutral decorative scheme, this creates a comfortable and characterful room for both relaxing and entertaining.

Returning to the entrance hall, the staircase rises to the upper floor of this duplex apartment, where a central landing provides access to both bedrooms and the bathroom.

Bedroom One is positioned across one side of the upper floor and is a particularly bright and spacious principal bedroom. Two tall windows allow plenty of natural light into the room and provide an elevated outlook towards East Road and the surrounding area. The room is finished with soft grey carpeting and crisp neutral walls, offering an excellent blank canvas for bedroom furniture while retaining a calm and contemporary feel. Built-in storage further enhances the practicality of the room.

Bedroom Two is also a comfortable and well-proportioned room, again finished with grey carpeting and fresh white décor. A tall window provides plenty of natural light and looks out across the surrounding development, while there is ample floor space for a bed alongside wardrobes, drawers or a desk, making this equally suitable as a second bedroom, guest room or home office.

Completing the upper floor is the bathroom, which has been finished in a clean contemporary style. White wall tiling with contrasting dark grout creates a crisp appearance, complemented by grey wood-effect flooring. The suite comprises a curved panelled bath with shower over and glazed shower screen, pedestal wash hand basin and WC. A large wall-mounted mirror enhances the feeling of light and space, while chrome heated towel rails provide a smart finishing touch.

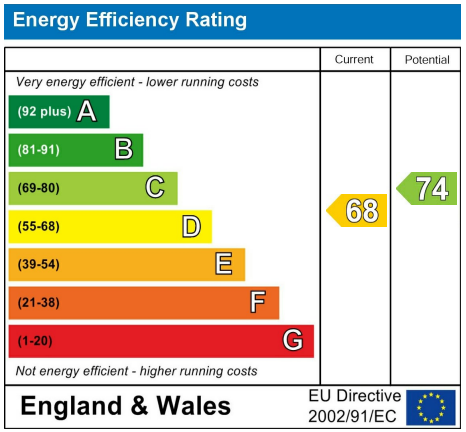
Outside, residents have the use of a generous communal garden positioned to the rear of Amblecote House. The garden is predominantly laid to lawn and enclosed by attractive established brick walls, with mature trees, shrubs and planted borders providing greenery and a pleasant outdoor space away from the bustle of East Road.

Amblecote House occupies an exceptionally convenient position just off East Road, with Cambridge city centre, the Grafton area and a wide selection of shops, cafés, restaurants and everyday amenities all readily accessible. The property itself is arranged as a two-bedroom duplex apartment over two floors, combining generous accommodation with a particularly convenient central Cambridge location.

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.

Agent notes

Please note: Due to restrictions within the lease, the property is not available to sharers.
Available immediately, on an unfurnished basis.
Deposit £1,788
Council tax band B
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
Please note, the virtual tour is from prior to flooring changes



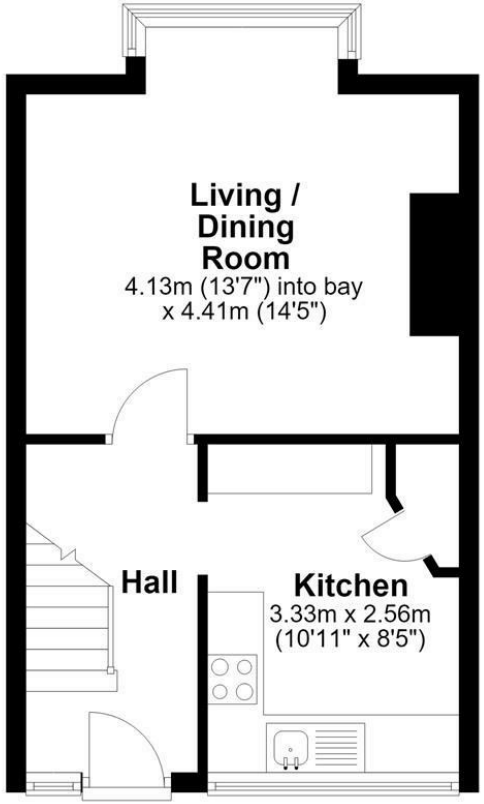
Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

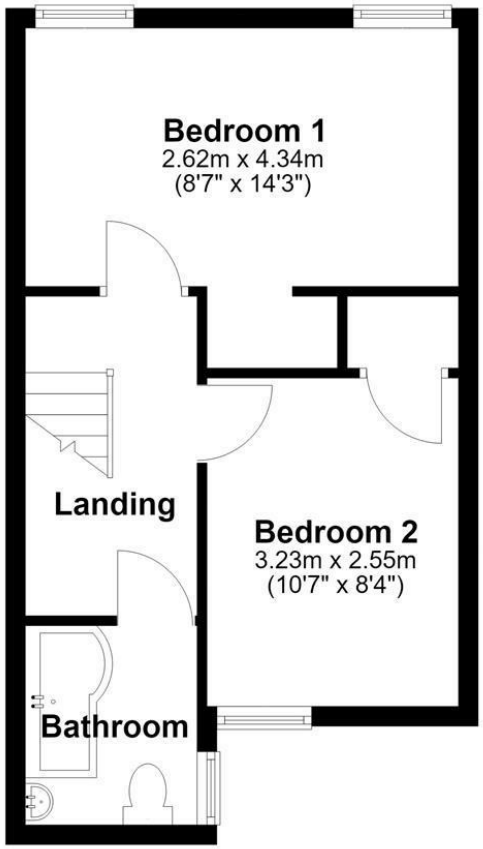
First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 62.8 sq. metres (676.1 sq. feet)