

Radcliffe & Rust
Residential sales & lettings

108 Mayflower House, Cambridge CB4 1JT
£1,135 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for rent, this attractive modern studio apartment in the thriving CB4 area. The apartment is located in a sought-after city centre location and enjoys an adjoining historic Conservation Area No 1 setting. The building is close to the river, college boathouses, Midsummer Common and Jesus Green with Jesus College (est. 1496) being just 600m away. Thanks to its fantastic location, the main shopping centres, bars / restaurants / cafes and the historic core of Cambridge are within easy access from the property. The Grafton Centre and Anglia Ruskin are easily commutable and the property is also well situated for the Science Park.







A stylish, well presented and ever popular, self-contained city home, this studio apartment is located on the fifth floor and offers 25 m2 of superb living space within a landmark building at Midsummer Meadows. The building is set in beautifully maintained 4 acre private estate grounds with a pleasant, quiet outlook towards a line of mature beech trees and towards the rooftops of Victorian villas in the de Freville conservation area. Thanks to its position on the fifth floor, this apartment offers fantastic views over Cambridge's skyline.

The building has top quality new double glazing including panoramic sliding windows. Many services, including a launderette for the exclusive use of residents (located on the ground floor with commercial machines consisting of four washing machines and two driers), lift, full central heating, estate office and helpful staff are all on-site within the building. The common areas are extremely well maintained and have woven Wilton carpeting. Access into the building requires fob entry and there is also CCTV providing excellent security and peace of mind for residents. There is a good amount of parking available for both cars and cycles on-site.

Upon entering the property you will notice that the it has undergone a full renovation internally, you are welcomed in to a hallway area with large wardrobe with sliding double doors. The wardrobe also houses the hot water cylinder. From the hallway, it leads into the spacious and well planned studio room. The brand new kitchen area includes off white handleless units with a contrasting grey wood coloured worktop, an electric oven, four ring electric hob, integrated cooker hood, coloured glass splashback, fridge with freezer section and stainless steel sink and drainer unit. There is also a newly installed breakfast bar with additional under counter storage. The remainder of the accommodation comprises living / dining and sleeping area. This room has recently been re-carpeted, re-decorated and upgraded and comprises a bed-sitting room, a combined bedroom and living room and has fitted shelving, a double bed and mattress, bedside table, chest of drawers, two-seater sofa. Broadband and cable TV are available if required (through direct contract with service provider) and there is also excellent mobile phone reception.

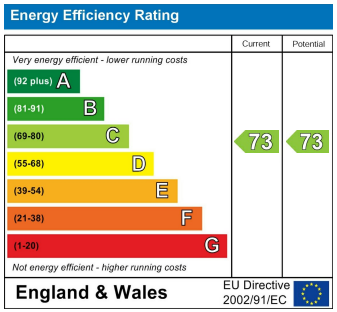
Located just off the hallway is the apartment's bathroom which has just had a recent major refurbishment and modernisation. The walls are adorned with acrylic multi panels and there is also a large fitted mirror and shaver point. There is an elegant walk-in shower with overhead shower and glass screen, W.C and hand basin with useful under cupboard storage within the room. The bathroom also enjoys the latest LED lighting and has new white sanitary-ware with chrome fittings.

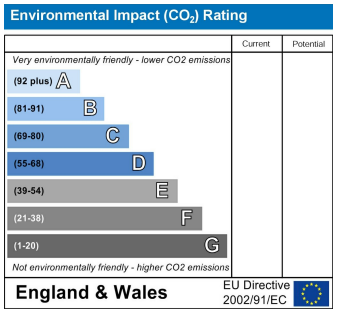
In summary, this property is a haven of tranquillity close to the historic city centre of Cambridge. Thanks to its layout, this property offers the perfect balance of contemporary 'free zone' living and would be ideal for young business / professional persons or more senior members of the universities.

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

Agent notes

12 month let preferred
Sorry - no pets
Non-smokers only please
Water rates are included in the rent
Heating is included in the rent
Electricity is charged quarterly
Disclaimer: The photos are of a different, but essentially identical property within the same development.













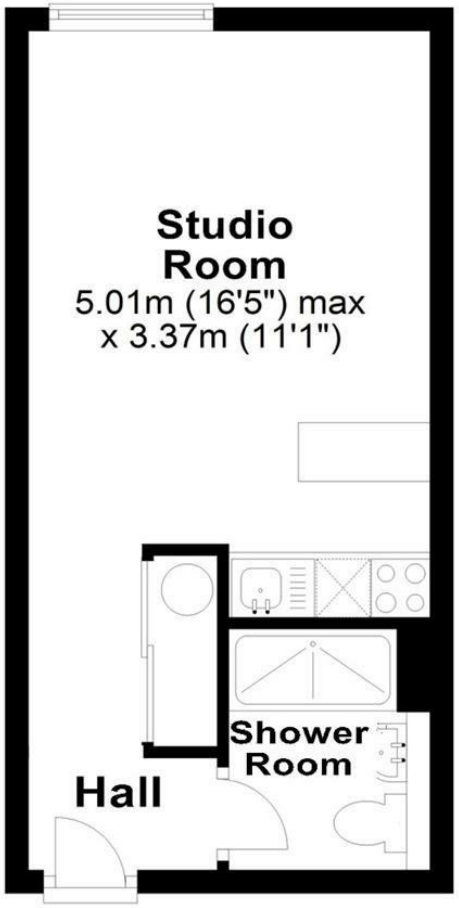


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First Floor



Total area: approx. 25.00 sq. metres (272 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.