

Radcliffe & Rust
Residential sales & lettings

20 Beacon Rise, Cambridge CB5 8AX
£1,625 PCM

Radcliffe & Rust Estate Agents are pleased to offer, to let, this stunning third floor flat. Located in the popular recent development of Beacon Rise, Newmarket Road there is a whole host of local amenities within easy walking distance. These include Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the City is also within easy reach with it being approximately 1 mile away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 1 mile away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.6 miles away.







Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this modern and attractive apartment located on the third floor of the purpose built Beacon Rise complex. The building has a communal entrance with secure telephone intercom system and key fob entry. Access to the apartments is available via both stairwells and lifts to all floors including the underground car park.

Upon entering the property, you are welcomed into an L shaped hallway with intercom telephone and two large storage cupboards. The first room you come to is the open plan kitchen, dining and living space. The generous room is flooded with light thanks to the large windows and glazed door leading to the property's private balcony. The balcony is decked and has a glass balustrade making it the perfect space to relax and entertain. The living and dining part of the room is large enough for a table and chairs for at least four people, sofa and additional furniture. The kitchen is set out in an L shape with the sleek dark grey gloss wall and base units perfectly set against the crisp white worktop and upstand. Within the kitchen there is an electric oven, built-in microwave, electric hob, modern cooker hood and an integrated fridge / freezer, slimline dishwasher and washing machine. The flooring from the hallway is continued into this room and is a grey wooden style creating a seamless flow between the spaces.

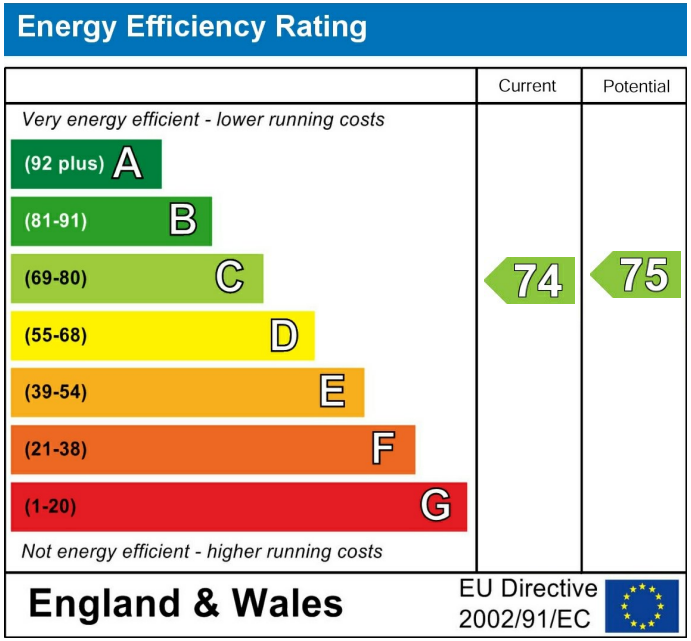
At the end of the hallway are both of the bedrooms and the bathroom. Bedroom one is very large and enjoys views over Cambridge's rooftops. Thanks to the generous size, there is plenty of room for a double bed and additional furniture. Bedroom two is next to bedroom one and could also comfortably fit a double bed. Bedroom two has a large window making the room a bright and inviting space. The bathroom has a hand basin, W.C., stainless steel towel rail and bath with overhead shower and glass screen.

The property comes with an underground parking space.

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.

Agents notes

Deposit £1,875 Council tax: Band C = £1,791. Non smokers only please.
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













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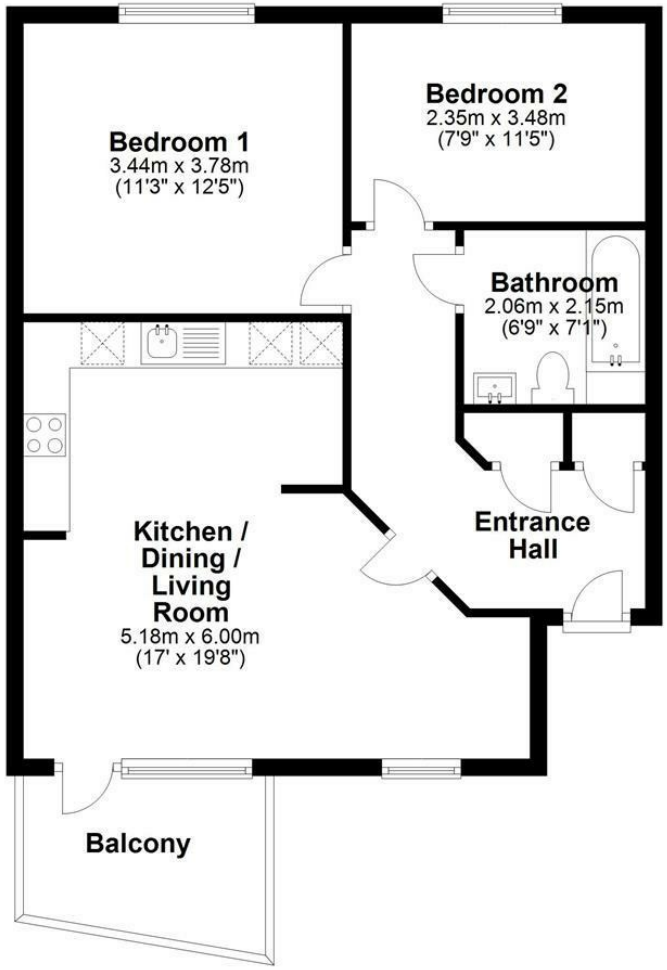
Floor Plan

Approx. 61.8 sq. metres (665.3 sq. feet)



Total area: approx. 61.8 sq. metres (665.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.