Radcliffe & Rust
Residential sales & lettings

23 Falmouth Avenue, Cambridge CB3 0UF
£2,150 PCM

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this modern and well-presented apartment, located in the highly sought-after Darwin Green development in Cambridge. Situated just off Huntingdon Road on the west side of the city, Falmouth Avenue is a popular residential area offering a peaceful setting with excellent connections. The location provides easy access to the A14 and M11, ideal for commuters travelling to London, Stansted, and surrounding business hubs. The area benefits from a growing range of local amenities, including shops, cafés, and supermarkets, with a community centre and a new local library due to open in the near future. Darwin Green's 15-acre Central Park is just around the corner, featuring tennis and basketball courts, children's play areas, and outdoor exercise equipment. Cambridge city centre is within easy reach, with nearby cycle routes, green spaces, and regular bus services. The property is also well placed within the catchment area for highly regarded primary schools, including Mayfield and the University of Cambridge Primary School, as well as Chesterton Community College.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this stylish and generously proportioned three bedroom apartment, located within a modern and well-maintained development on Falmouth Avenue, CB3. Offering approximately 980 sq. ft of well-planned accommodation, this impressive apartment benefits from two private outdoor spaces, including a large balcony and separate terrace area, as well as a contemporary finish throughout, making it an ideal home for professional couples or families.

The property is accessed via a well-kept communal entrance hall with stairs leading to all floors, this particular flat is located on the first floor. Once inside the property you will find a spacious entrance hall which provides access to all principal rooms and offers excellent built-in storage options.

The living room is a bright and welcoming space, flooded with natural light thanks to multiple windows and full-height glazed doors leading directly onto the spacious private balcony. Finished with attractive wood-effect flooring and neutral décor, the living space comfortably accommodates a full living room furniture arrangement and provides an ideal space to relax or entertain. The balcony offers ample space for outdoor seating and enjoys open views across the development. it is also a sheltered balcony providing use whatever the weather.

The kitchen/dining room is located adjacent to the living room and has been finished in a clean, contemporary style. Gloss light-grey wall and base units are complemented by contrasting worktops and integrated appliances, including an oven, gas hob, extractor, dishwasher, washer/dryer and fridge/freezer. The dining area comfortably fits a large table, creating a sociable space for everyday dining or hosting guests, with excellent natural light from the dual, full length, windows.

The principal bedroom is a generous double and benefits from its own en-suite shower room. Finished in neutral tones with wood-effect flooring, the room offers ample space for wardrobes and additional furniture. The en-suite comprises a walk-in shower enclosure, W.C. and pedestal hand basin, all finished with modern tiling and fittings. Bedroom two is another spacious double room, again finished in neutral décor and wood-effect flooring, offering flexibility for a range of tenants and furnishing styles. Bedroom three is a well-proportioned room which would work equally well as a home office, guest room or additional bedroom, making the property highly versatile.

The main bathroom is finished to a high standard and comprises a full-sized bath with glass shower screen, W.C. and pedestal basin. Contemporary wall and floor tiling, along with a chrome heated towel rail and LED mirror, complete the modern feel of the space.

There is also an additional outside terrace space accessible via the entrance hall. Another spot to relax and entertain guests.

Outside you will find one allocated parking space, communal bins store and bike cycle parking.

This is a superb opportunity to rent a modern, spacious and well-presented apartment in a popular Cambridge location. Early viewing is highly recommended.

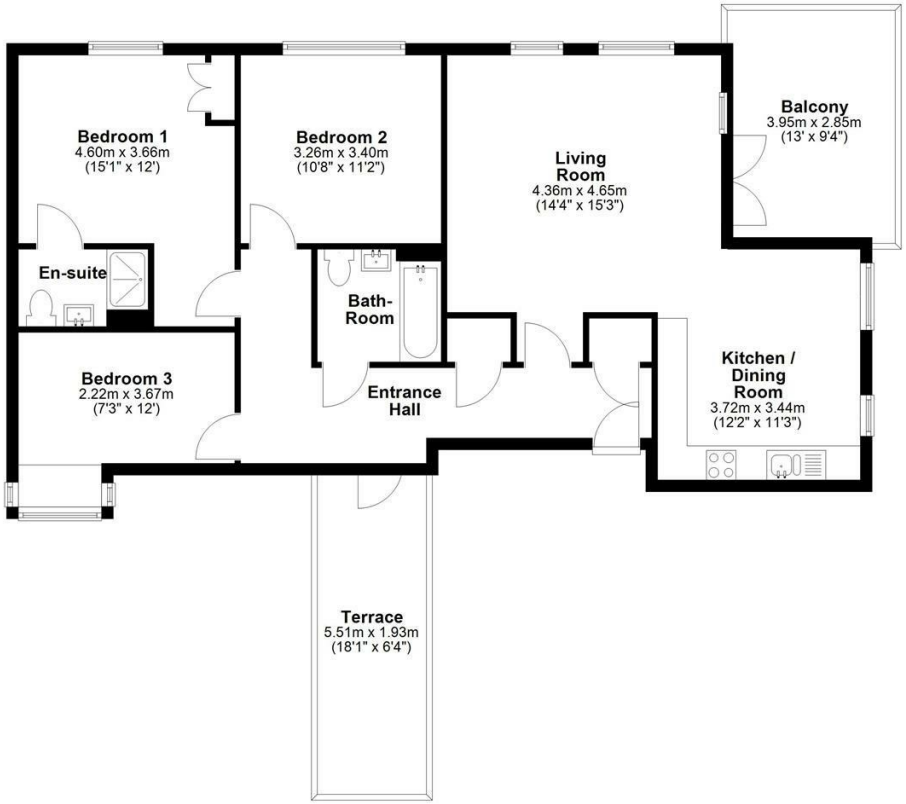
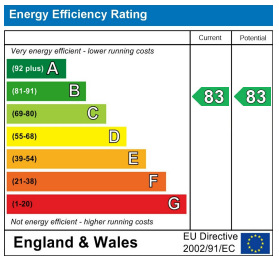
Please call us on 01223 307898 to arrange a viewing and for all of your residential Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Deposit £2,480
Council tax band E
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

Floor Plan

Approx. 91.1 sq. metres (980.9 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 sq. feet)