



Radcliffe & Rust
Residential sales & lettings

Flat 2 Swanborough House, Cambridge CB1 3EJ
£1,200 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this one bedroom purpose built flat in Swanborough Hs, Cambridge, CB1. Millbrook House is small development of four flats, that fronts onto Seymour Street, on the edge of Romsey Town. The property is within easy reach of local shops, pubs, city centre, railway station and Addenbrooke's Hospital. This one bedroom flat offers well maintained accommodation and comprises entrance hall, open plan living/kitchen space, bedroom and bathroom. The property also benefits from an allocated parking space. Available for immediate occupancy, on an initial 12 month tenancy.



Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this attractive one bedroom flat in the popular area of CB1. Offering a private entrance, allocated parking and access to a shared garden, this ground floor property offers modern living in a fantastic location.

Upon entering the property through it's private entrance, you are welcomed in to a clean and bright hallway with cream floor tiles which are continued in to the bathroom. The bathroom consists of W.C, hand basin, bath with overhead shower and glass screen, heated towel rail and shelf storage.

Overlooking the front of the property is the property's bedroom. With a bay window flooding the room with light, this good sized space has plenty of room for a double bed and additional furniture. At the rear of the property is the open plan kitchen and living space. The kitchen consists of a mixture of wall and base units in a cream colour with contrasting wood coloured worktop and wall tiles. Within the kitchen there is also a stainless steel sink and drainer, integrated fridge/freezer, electric oven and hob with cooker hood. The living space is a lovely bright space thanks to the large windows each side of French doors leading to the communal garden.

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

Agent notes

Deposit: £1,269.

Council tax: Band B.

Available from immediately, on an initial 12 month agreement on an unfurnished basis.

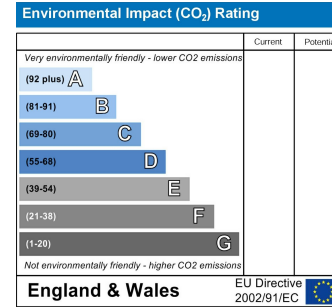
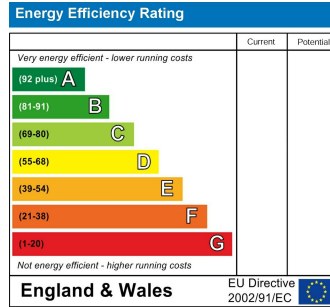
Non smokers only please.

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:

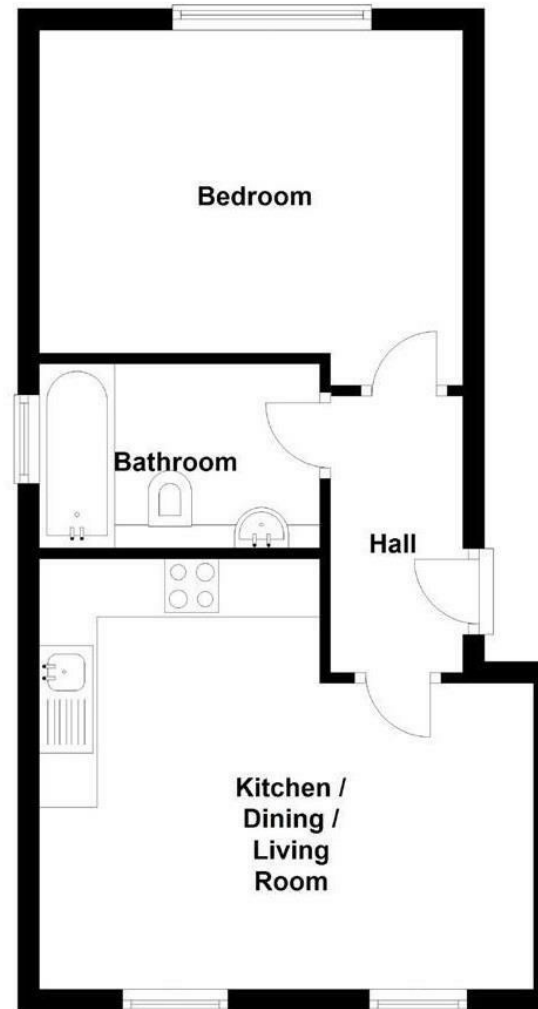
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect.



Floor Plan

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 36.9 sq. metres (396.9 sq. feet)