



Radcliffe & Rust
Residential sales & lettings

Flat 4, Beacon Rise 160 Newmarket Road, Cambridge CB5 8AX
£1,650 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 Estate Agents Cambridge are delighted to offer to let this stylish one-bedroom apartment in the sought-after Beacon Rise development on Newmarket Road, CB5. The property is located on the third floor and benefits from one double bedroom, a bright and generous open-plan living space, and an allocated parking space in the secure underground car park.

The building itself is modern and well-maintained, with a secure entry system offering peace of mind. Residents benefit from lifts and stairs to all floors, along with attractive communal areas that give a welcoming first impression.

Stepping inside the apartment, you are greeted by a central hallway with a useful built-in storage cupboard and intercom entry system. The interior is finished throughout with crisp white walls and wood-effect flooring, creating a modern and airy flow between the rooms.

To the left, upon entering the flat, is the impressive open-plan kitchen, dining and living area. The sleek white gloss kitchen features handle-less units with contrasting grey worktops and comes fully equipped with integrated appliances including an oven, microwave, electric hob with extractor above, fridge/freezer, dishwasher, and Zanussi washer-dryer. The living and dining space is versatile, comfortably accommodating both a dining table and lounge furniture, while a large window provides plenty of daylight and views across the city.

As you continue down the hallway, to the right, is the bathroom which is finished to a high standard, comprising a bath with overhead shower and glass screen, W.C., hand basin, chrome heated towel rail, and tiled splashbacks.

The double bedroom, located at the end of the hall, is a generous size and is carpeted for comfort. A large window fills the room with natural light and enjoys views across the development.

Externally, the apartment benefits from a designated parking space in the secure underground car park, which also includes lockable cycle storage for residents. The development further offers well-maintained communal gardens, providing a pleasant outdoor space to enjoy.

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

Available for occupancy immediately on a 12 month tenancy, and unfurnished basis.

Deposit £1,903

Council tax: Band C

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.

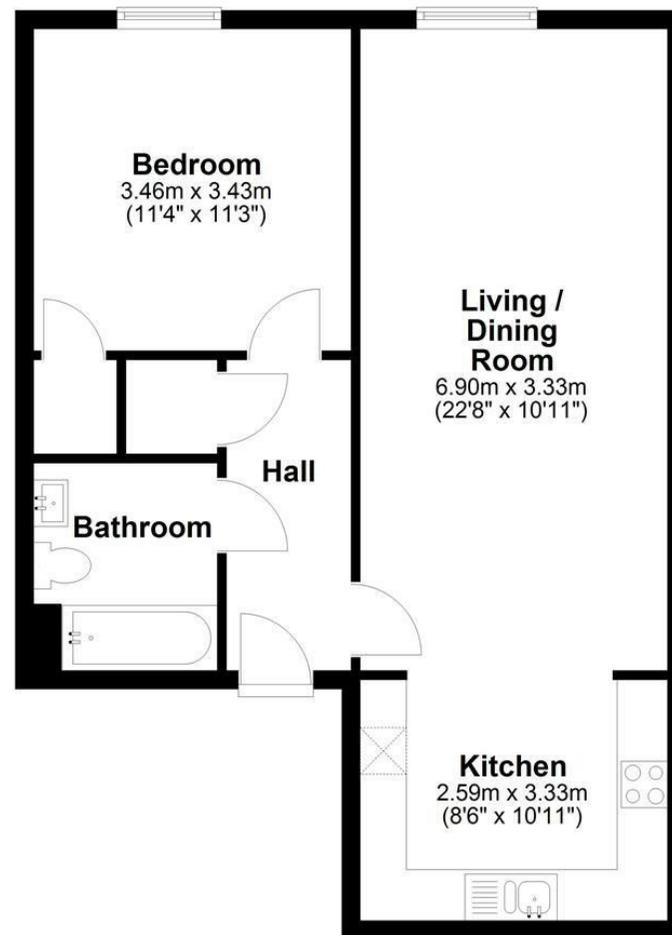
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

