

Radcliffe & Rust
Residential sales & lettings

24 Midsummer Court, Cambridge CB4 1JX
£1,475 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for rent, this attractive modern one bedroom 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 well presented and ever popular, self-contained city home, this studio apartment is located on the first floor and offers superb living space within a landmark building at Midsummer Meadows. The building is set in beautifully maintained 4 acre private estate grounds and the was built by acclaimed architect Stefan Zins FRIBA. Facing south and west, the sunny landscaped court looks onto a magnificent, protected ancient weeping willow.

The building has top quality new double glazing including panoramic sliding windows. Many services, including a launderette located within Mayflower House (which is adjacent) for the exclusive use of residents of Midsummer Meadows (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 in to the building has a video entry phone system 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 are welcomed in to a hallway and open area which houses the dining table and four chairs. This space is directly linked with the open plan kitchen and living area making it a very flexible and sociable space. The kitchen area includes wooden style units, an oven with grill, four ring electric hob, integrated cooker hood, under counter fridge, stainless steel sink with drainer and Mediterranean coloured wall tiles. The kitchen looks in to the open plan living area which also has additional dining space. This room has an additional smaller dining table, wooden shelves, two individual leather style chairs, coffee table, desk, TV with TV unit, curtains and electric storage heater. Separate to the living area, is a good sized double bedroom with a wooden double bedframe and mattress, two bedside tables and built-in mirrored wardrobes.

Broadband and cable TV are available if required (through direct contract with service provider) and there is also excellent mobile phone reception. The apartment is heated by efficient electric storage radiators and direct acting panel radiators with off peak economy rate connected. The electricity supply can be made with direct contract with the utility service provider.

Located just off the hallway is the apartment's shower room which is currently being renovated and will be brand new for when the new tenant moves in to the property.

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.

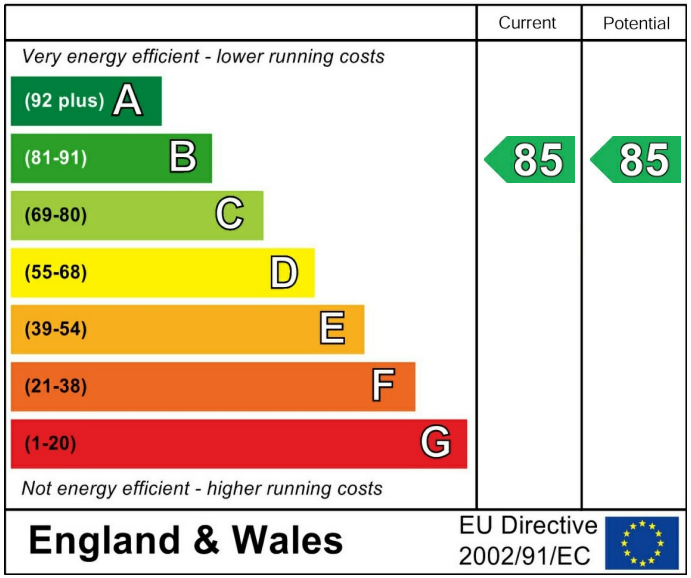
Agent Notes

12 month let preferred
Sorry - no pets
Non-smokers only please
Water rates are an additional £25.00 PCM
Heating is included in the rent
Electricity is charged quarterly

Important notice

The photos of this property are of a different (ground floor) but identical property in size/layout. The apartment available is on the first floor and has the benefit of a balcony. EPC
band is ‘B’.

Energy Efficiency Rating













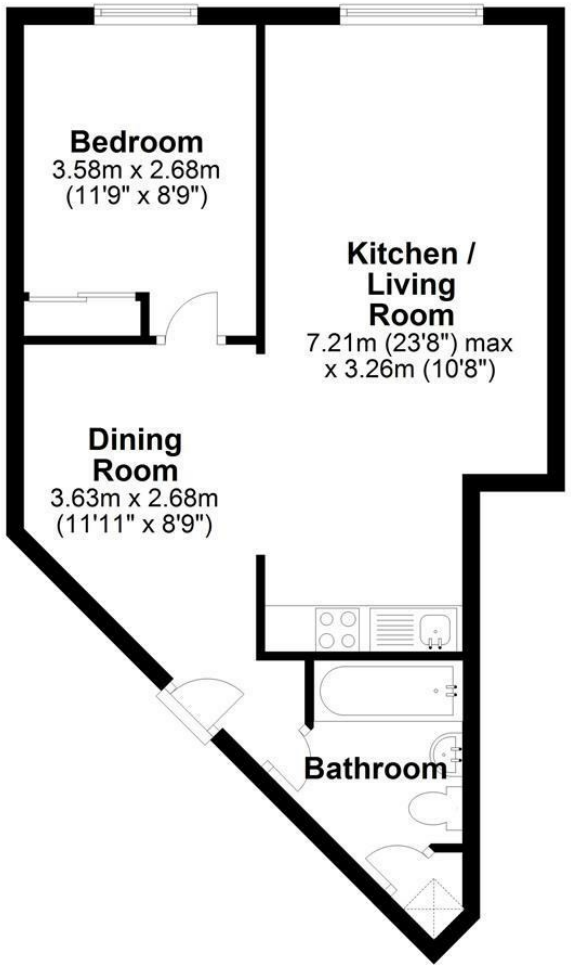
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Floor Plan

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 47.0 sq. metres (506.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.