



Radcliffe & Rust
Residential sales & lettings

16 Malden Close, CB5 8NU
£1,450 PCM

Malden Close forms part of a recently built development, of modern flats; perfect for City living. This immaculately presented one bedroom first floor flat is well located for the City Centre and A14/M11. Accommodation comprises: entrance hall, generous double bedroom, shower room, and large open plan living room/kitchen. The property benefits from a high-end finish throughout, and needs to be seen to be truly appreciated. View early to avoid missing out.

Ground floor

With communal entrance hall and stair well leading to all floors.

First floor

Entrance hall

With entrance door to front aspect, large storage cupboard housing the combi-boiler, laminate flooring, door to:

Living room/Kitchen

19'1" x 17'10" (5.84m x 5.46m)

Living room

With ceiling to floor double glazed window and Juliette balcony to side aspect, two radiators, television point, laminate flooring.

Kitchen

Fitted with a matching range of wall and base units with worktop space over, inset stainless steel sink/drain, built in electric oven with four ring gas hob over and extractor hood above, built in fridge/freezer, built in washing machine, built in dishwasher, tiled flooring, door to:

Inner hallway

With laminate flooring, telephone entry system, door to:

Bedroom

11'8" x 11'8" (3.58m x 3.58m)

With double glazed Juliette balcony to side aspect, radiator, raised telephone point, laminate flooring.

Shower room

A fully tiled, three piece suite, comprising one-and-a-half base shower cubicle, wash hand basin, low level W.C, heated towel rail, extractor fan, vanity mirror.

Agent notes

Available for an initial 12 month agreement on an unfurnished basis.

Deposit £1,673

Council tax band A

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.

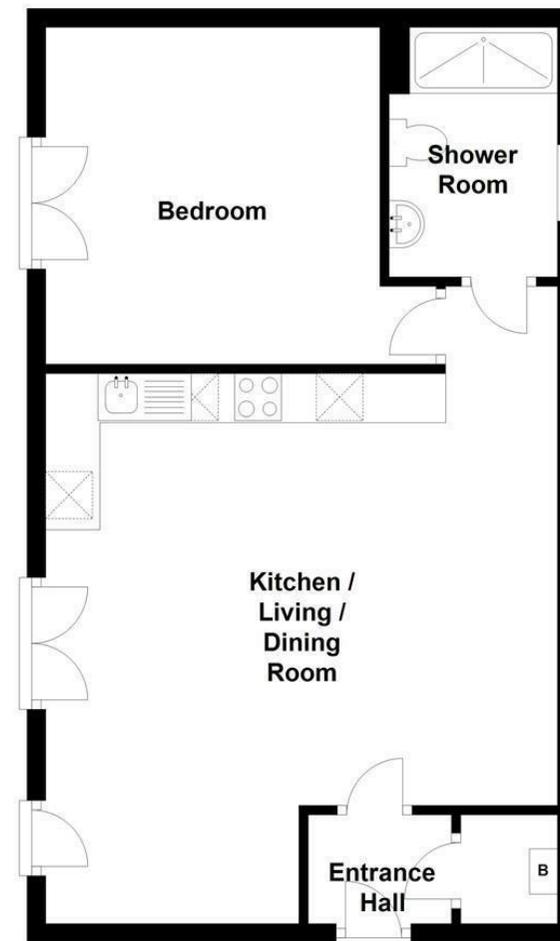
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 52.2 sq. metres (562.2 sq. feet)



Total area: approx. 52.2 sq. metres (562.2 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		81	81
(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	

