

Radcliffe & Rust
Residential sales & lettings

11 Malden Close, Cambridge CB5 8NU
£1,450 PCM

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

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A well presented ground floor flat, situated in this popular development. Accommodation comprises of communal entrance hall, entrance hall, open plan living/dining area, kitchen, shower room and double bedroom. Outside there are secured communal bin and bike stores, secure post boxes and additional cycles storage spaces. The property is let on an unfurnished basis. Call or email us now to arrange your viewing.

Communal entrance hall
With communal staircase leading to all floors, meter cupboard.

Entrance hall
16'0" x 2'9" (4.88m x 0.86m)
With entrance door to rear aspect with peephole, fitted door mat, radiator, laminate flooring, storage cupboard and smoke detector.

Living/Dining room
17'3" x 13'10" (5.28m x 4.22m)
With two double glazed windows to front aspect, television point, telephone point, video/telephone entry system, two radiators, laminate floor and smoke detector.

Kitchen
7'8" x 6'0" (2.34m x 1.83m)
With double glazed window to side aspect, fitted with a matching range of wall and base units with worktop space over, inset stainless steal sink/drainer, 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, gas fired combination boiler, heat detector and extractor fan.

Bedroom
14'0" x 11'3" (4.27m x 3.43m)
With double glazed window to rear aspect, radiator, laminate flooring and video/telephone entry system.

Shower Room
7'6" x 4'11" (2.31m x 1.52m)
Fully tiled suite comprising large shower with shower attachment and rainforest attachment, low level WC, wash hand basin, full height heated towel rail, shaver point extractor fan.

Outside
To the rear of the property there is secured bike and bin stores and additional cycle parking spaces.

Agent notes
Council tax band B
Deposit: £1673
A parking space may be available upon request for £100 PCM
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



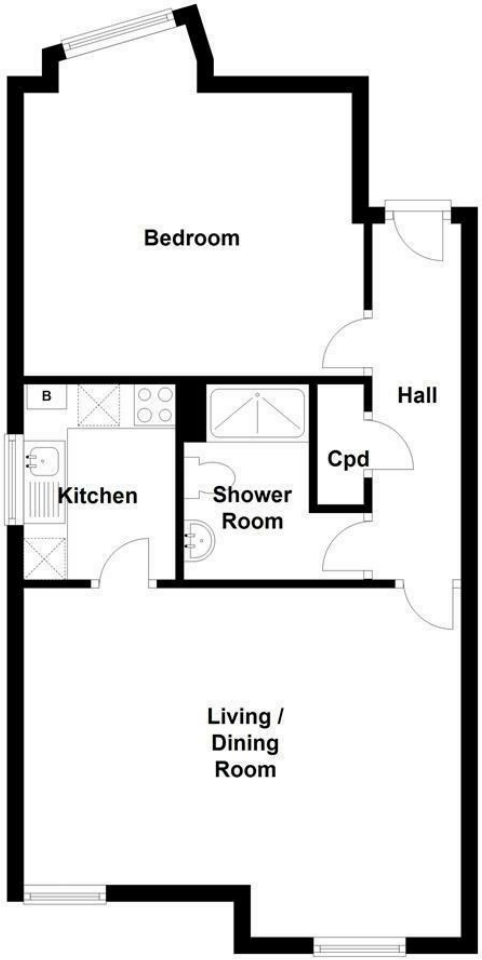






Floor Plan

Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 51.2 sq. metres (550.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

