





Situated just off Cherry Hinton Road, Lilac Court offers a quiet yet well-connected location on the south-east side of Cambridge. The area is ideal for those seeking calm residential surroundings with easy access to key parts of the city.

A variety of local amenities are within walking distance, including cafés, independent shops, supermarkets, and takeaways. The vibrant Mill Road is also nearby, offering an eclectic mix of food, culture and community.

Cambridge Station is just over a mile away, and regular bus routes run along Cherry Hinton Road. Addenbrooke's Hospital and the Biomedical Campus are close by, making this a convenient spot for healthcare professionals.

Green spaces such as Coleridge Rec and Cherry Hinton Hall Park offer space to relax, and several sought-after schools are in the local catchment.

With strong transport links, local charm, and easy access to central Cambridge, Lilac Court is a great choice for both professionals and families.

Radcliffe & Rust are pleased to offer to let this two-bedroom first floor flat, set within a quiet and well-maintained residential development. The property offers practical living space and access to shared outdoor areas, making it an excellent option for professionals, couples or sharers.

Accessed via a private entrance and internal hallway, the accommodation comprises two bedrooms, a three-piece bathroom, and a bright, open-plan living and dining room. Just off the living space is the fitted kitchen, offering a good amount of cupboard and worktop space.

To the rear of the property is a communal garden, ideal for enjoying some outdoor time without the maintenance. There is also on-street parking available nearby for residents and visitors.

This property provides easy, well-connected living with flexible space and a peaceful setting.

For all your lettings needs in Cambridge plus the surrounding areas, contact Radcliffe & Rust.

### Agent Notes

Available on an initial 12 month basis.

Deposit £1,673.00

Sorry no pets. 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.

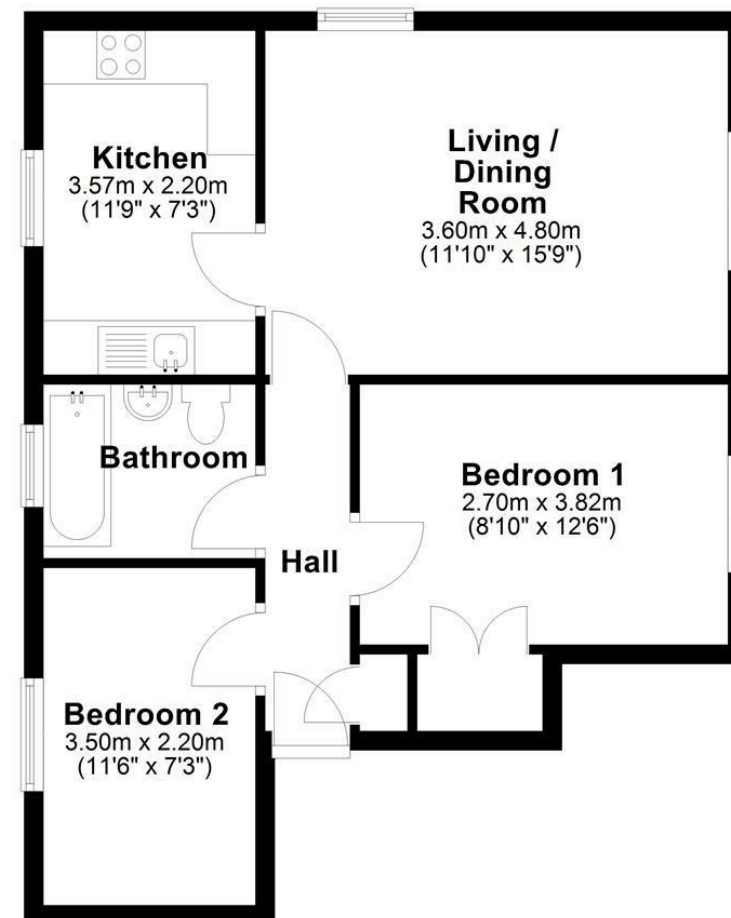
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





## Floor Plan

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			



