



Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this attractive two bedroom ground floor flat situated in Berrylands which is just off Milton Road, CB4. Offering a fantastic location to the North East of Cambridge City Centre, this property provides good access to the Science Park and A14 and the city centre is easily accessible. The property comprises of an entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom with bath and overhead shower. Further benefits include double glazing and communal outdoor space.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this attractive two bedroom flat in Berrylands, CB4. This ground floor property offers an attractive outlook on to communal grassed areas with mature trees and is available on an initial 12 month basis.

The building is accessed via a communal door with a buzzer system for the four properties who use this entrance. Upon entering the property you are welcomed in to the hallway. Offering a good sized space with two cupboards, all of the property's rooms can be accessed from here. The two bedrooms are next door to each other and could both house a double bed. Bedroom one also benefits from built-in wardrobes. Both bedrooms are filled with light thanks to the large windows.

The living and dining room is a large space that benefits from floor to ceiling windows overlooking the grassed communal outdoor areas. The kitchen is next to the living room and consists of white base and wall units with contrasting monochrome wall tiles and a grey marble effect worktop. Within the kitchen there is a washing machine, electric oven, four ring gas hob and modern cooker hood. The bathroom has a bath with overhead shower, W.C. and hand basin.

In summary this is a great property in an excellent location.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

Agents notes

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

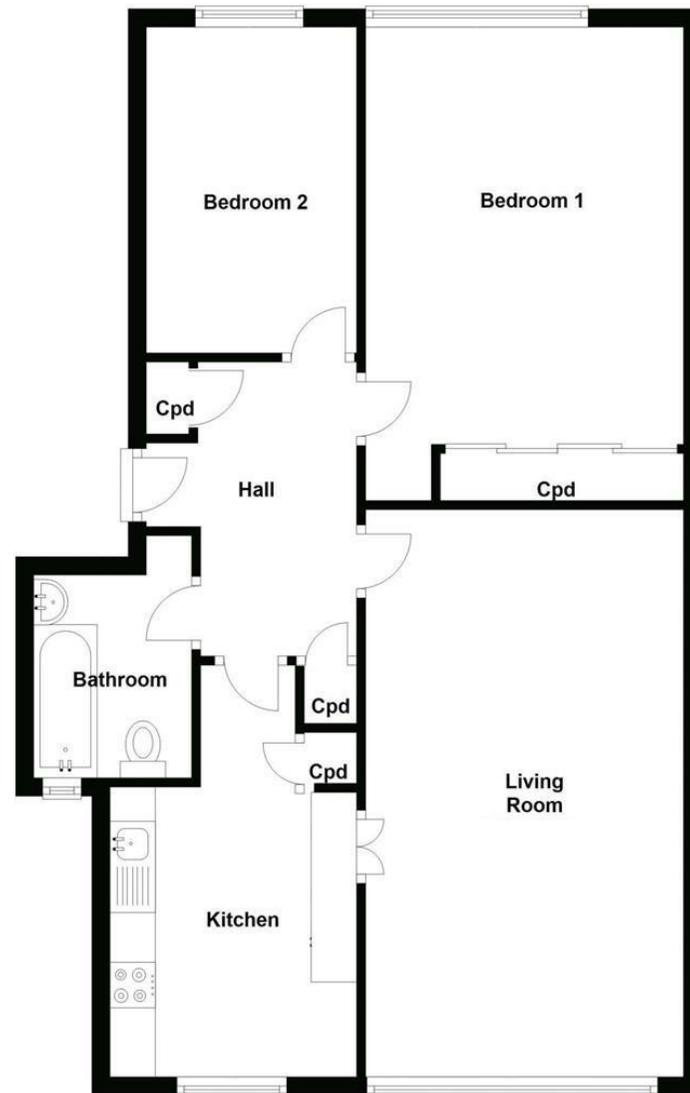
Council tax band C

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:
 $1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$

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





Ground Floor
 Approx. 72.3 sq. metres (778.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

