Radcliffe & Rust
Residential sales & lettings

**Flat 25, 509, Cherry Trees Coldhams Lane, Cambridge CB1 3JT**

**£1,300 PCM**

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let, this one bedroom flat in Cherry Trees, Coldhams Lane, Cambridge, CB1. The property is in a fantastic location close to the amenities of Mill Road, Newmarket Road and within walking distance of the large Sainsbury's store on Coldhams Lane. Addenbrookes can be easily reached by walking or cycling and is under three miles from the property (the cycle ride will take around 15 minutes and around 50 minutes walking) and ARM is also around an eight minute cycle ride. Cambridge train station is 2.5 miles from the property, which takes around 12 minutes cycling.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let this bright one bedroom property in the Cherry Trees building on Coldhams Lane, CB1. Positioned at the Cherry Hinton end of Coldhams Lane, the property enjoys an excellent location within close proximity of the large Sainsbury's superstore on Coldhams Lane as well as being close to the many amenities of Cherry Hinton which include convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks.

Upon entering the property there is a hallway with intercom telephone system. The flooring in the hallway which continues into the open plan kitchen and living space is a low maintenance dark wood coloured laminate. On the right hand side of the hallway is the bathroom which has a large walk-in shower with electric shower head, W.C. and hand basin with white wall tiles and a grey tiled floor. On the opposite side of the hallway to the bathroom is the open plan kitchen and living space. The kitchen end of the room has grey wall and base units with a contrasting marble coloured worktop. Within the kitchen there is an integrated fridge and freezer, slimline dishwasher and washing machine as well as an electric oven, hob, extractor and stainless steel sink and drainer. The living end of the room enjoys treetop views and may be able to fit a sofa and small dining table if required. The bedroom is at the end of the hallway. This bright double room also enjoys treetop views and has built-in wardrobes with sliding doors.

Externally, the property has one allocated parking space.

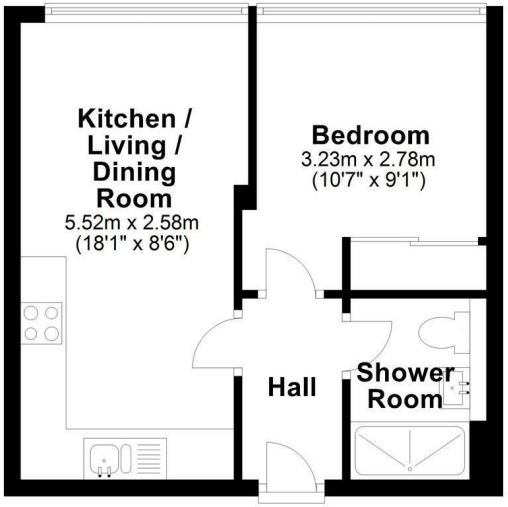
Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

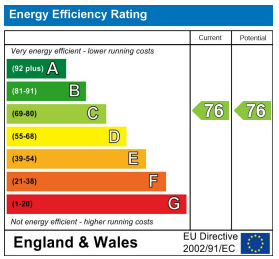
## Agents notes

Available January 2027, on a part-furnished basis.
Deposit £1,500
Council Tax: Band B
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. 31.3 sq. metres (336.6 sq. feet)




Total area: approx. 31.3 sq. metres (336.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.