



Located just north of the River Cam, Grasmere Gardens is just off Carlyle Road in Cambridge which is immediately accessible from Chesterton Road. This popular location is close to great amenities including shops, a doctors surgery, dentist and a pharmacy. The property is within easy walking or cycling distance of Jesus Green, Midsummer Common, Cambridge city centre and the Grafton Centre. Cambridge railway station is about 2.5 miles away along with Cambridge North Railway Station also 2.5 miles away. The property's catchment area primary school is St Luke's CofE Primary School which is 0.5 miles from the property and the catchment secondary school is Chesterton Community College.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this modern and attractive two bedroom ground floor flat in Grasmere Gardens, CB4. Located on a no-through road, this property has been freshly decorated, has a newly installed kitchen and bathroom and is available on an unfurnished basis with an initial 12 month rental agreement.

Upon entering the property you are welcomed in to the hallway. This space would normally be relatively dark but thanks to the installation of an obscured glass window between the hallway and living / dining room, there is plenty of natural daylight within the hall. There is laminate wood flooring throughout the hallway which is continued into the living / dining room and both bedrooms creating great continuity and flow throughout the different rooms. Within the hallway there is also a very useful storage cupboard. The first room on the right hand side as you walk down the hallway is the living and dining room. With a window and French doors leading to the communal garden, this room is filled with natural daylight and has a TV aerial point in one corner of the room. Opposite the living and dining room is the kitchen. This room has white wall and base units with a contrasting wooden style worktop and white metro tiles with dark grout. Within the kitchen there is an electric oven, induction hob, cooker hood, built-in microwave as well as integrated appliances consisting of a washing machine, dishwasher and full height fridge / freezer. The boiler is also housed within the kitchen. On the wall next to the cooker hood, there are three wooden open shelves which are not only very fashionable at present but they also offer valuable extra storage.

Next to the kitchen is the bathroom. The walls are adorned with white rectangle tiles and the bathroom has a large walk-in shower, hand basin with under sink storage, low level W.C. and stainless steel heated towel rail. Above the hand basin there is additional storage in the mirrored medicine wall cupboard. The two bedrooms are located at the opposite end of the property to the entrance. The internal walls mirror the external angled walls of the building and create an additional point of interest within the rooms. Bedroom one is a double bedroom and bedroom two is a large single.

Outside, there is access to the communal gardens and included as part of the property is also a lockable brick built storage shed.

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

Agents notes

Council tax band: B

Deposit: £1,701

Unfurnished

Available Mid April

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





Approx. 57.3 sq. metres (616.4 sq. feet)



Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		77	78
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2002/91/EC</p>	

