Radcliffe & Rust
Residential sales & lettings

42 The Sycamores, Milton CB24 6XL
£1,150 PCM

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Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this one bedroom end of terrace property in the popular village of Milton, CB24. Located on The Sycamores, the property is just a short walk from the High Street in the heart of Milton. Milton is a well-served village just to the North of Cambridge, approximately four miles from the city centre. The village offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses, restaurants and the incredibly popular Milton Country Park, a 95 acre park that plays host to a wealth of attractive walks, lakes, play grounds, plus a café & visitor centre. The Sycamores is only a 7 minute drive from Cambridge North Station, whilst the neighbouring village of Waterbeach has it's own mainline train station as well. Both stations provide a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. The A14 is easily accessible and interconnects to the M11 motorway to London.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this one bedroom end of terrace property in the popular commuter village of Milton. Situated at the end of a cul-de-sac, the property enjoys a quiet location whilst still being close to the many amenities that Milton has on offer.

Upon approaching the property, you are welcomed by a modern brick exterior and immediately outside the property, there is off road parking for two vehicles. Between the property and it's neighbour, there is a brick wall offering this property privacy and a feeling of being more secluded. Once inside, you are welcomed into the living and dining room with stairs leading to the first floor. With wooden style flooring, the room is flooded with light thanks to the bay window overlooking the front of the property and could fit a sofa and dining table if required. Immediately off the living room is the kitchen. With wooden coloured wall and base units, the kitchen has grey wall tiles and a dark grey worktop. Within the kitchen there is a stainless steel sink and drainer, washing machine, under counter fridge, electric oven, hob and overhead cooker hood.

On the first floor there is a bathroom and bedroom. The bathroom is the first room you come to on the landing. With neutral coloured wall tiles, within the bathroom is a bath with overhead shower, W.C. and hand basin. The bedroom overlooks the front of the property. A good sized double, the bedroom is large enough for a bed and additional storage furniture.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

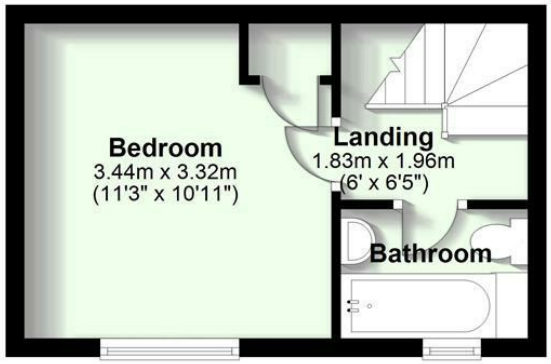
Council tax Band B (South Cambridgeshire District Council)
Deposit: £1,326.00
There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

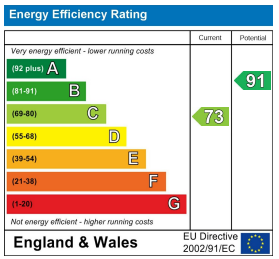
Ground Floor

Approx. 13.7 sq. metres (147.2 sq. feet)

First Floor

Approx. 18.4 sq. metres (197.9 sq. feet)



Total area: approx. 32.1 sq. metres (345.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.