



Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this bright one bedroom apartment in St Matthews Gardens, CB1. The development is in a fantastic central location with the Beehive Centre, Newmarket Road retail park, supermarkets and the Grafton Centre all being within easy walking distance. Cambridge train station and the city centre are also just one mile from the apartment. Outside of the property there are pleasant communal gardens and an allocated parking space in the secure, underground car park, there is also a private children's play area within the grounds. The development is approached from York Street and is also within walking distance of the wide range of independent shops, restaurants and cafes on Mill Road, Newmarket Road and nearby Burleigh Street.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this beautifully presented and recently renovated one-bedroom first floor apartment in the highly regarded St Matthews Gardens, Cambridge, CB1. Set within a well-maintained and peaceful development just off York Street, the property enjoys a highly convenient location within walking distance of Cambridge city centre, the Beehive Centre, and the main railway station.

Located on the first floor, the apartment offers light-filled, well-proportioned accommodation, finished to an exceptional standard throughout. On entering the property, you are greeted by a welcoming hallway, finished with luxurious marble-effect floor tiles and offering a large built-in storage cupboard, ideal for shoes and household items.

The first room off the hallway is the open plan living and dining area, which enjoys dual aspects via a bay window and Juliet balcony doors that offer views over the communal gardens. With marble-effect flooring continuing throughout this bright and versatile space, there is more than enough room to define separate lounge and dining zones.

Leading off the living space is the kitchen, which also has the option to be enclosed via internal double doors for added flexibility. The kitchen has been thoughtfully designed and is fitted with stylish grey base and wall units, contrasted by a marble-effect worktop. Integrated appliances include a washer/dryer, fridge and freezer, as well as an electric hob and oven with a stainless-steel splashback and extractor above. A stainless-steel sink with drainer completes the functional layout.

Next is the bedroom, a generous double room with plush grey carpet underfoot and Juliet balcony doors which bring in an abundance of natural light. The room also benefits from a sleek built-in black double wardrobe, providing ample storage without compromising on floor space.

At the end of the hallway lies the bathroom, which has been completed to a high specification with striking floor-to-ceiling marble-effect tiling. The space comprises a modern white suite including a WC, a vanity sink unit with storage beneath, an illuminated mirrored cabinet above, and a full-size bath with both a rainfall overhead shower and separate handheld attachment.

St Matthews Gardens is a popular and well-established development offering generous communal gardens and children's play areas for residents to enjoy. This particular apartment benefits from an allocated parking space within the secure underground garage, as well as access to shared bicycle storage within the same secure facility.

This is a superb opportunity to acquire a turnkey home in a central Cambridge location.

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

Agent Notes

Available for immediate occupancy, on an initial 6 month agreement on an unfurnished basis.

Deposit £1,730

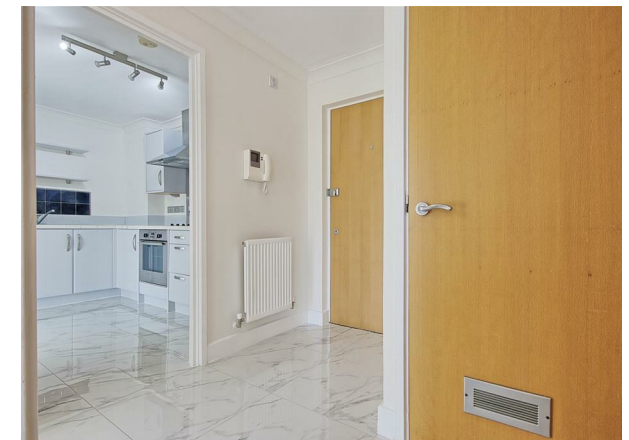
Council tax band C

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 month's rent * 12 / 52 = 1 week's rent.

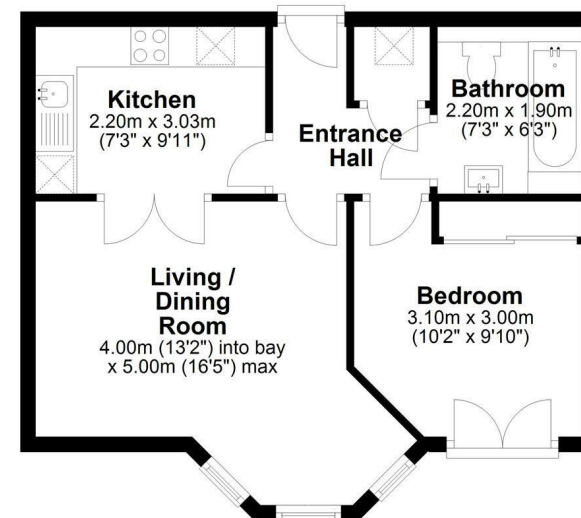
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Ground Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 40.8 sq. metres (439.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-88) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

