



\*\*\*This property is not available for anymore than two unrelated sharers\*\*\*

Radcliffe & Rust, estate & letting agents Cambridge, are delighted to present to the market 40 Madras, Cambridge, CB1. Madras Road is positioned a seventeen minute walk from Cambridge Railway Station Station, a short bike ride from the city centre and is close by to a regular bus service that will take you around the City. Madras Road is located off Mill Road and so benefits from being surrounded by the bustling and energetic district, that is famous within the city for its wide range of independent shops, convenience stores, eateries, public houses and cafes. Cambridge has become the focus of the countries technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Mill Road has become a popular area for those working in these tech industries, such as the new Bio medical Campus which is just two miles to the west and the renowned Science and Business Parks that are just three miles to the north. The school catchment for the property is for St Philips or Ridgefield Primary School and Coleridge Community College.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this stunning three/four bedroom town house on Madras Road CB1. Having undergone complete renovation, the property benefits from bright and spacious accommodation, over its three floors.

Accommodation comprises: entrance hall with stairs leading to the first floor landing, kitchen/breakfast room, living/dining room with French doors leading onto the rear garden, first floor landing with stairs leading to the second floor landing, two double bedrooms, a single room/study, three piece bathroom suite with shower over the bath, second floor landing that leads to the third double room and second family bathroom.

Outside there is a low maintenance garden, with side access leading to the front.

### Agent notes

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:

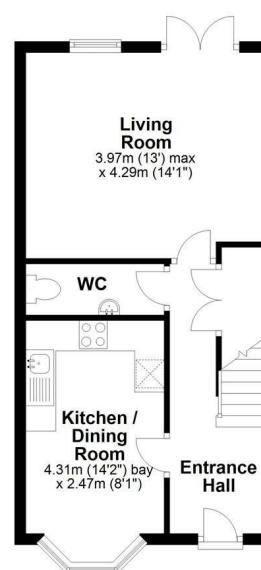
1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.  
Council Tax Band C

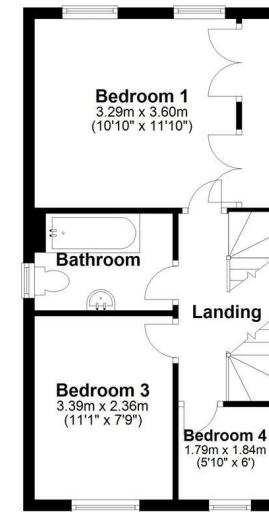




Ground Floor



First Floor



Second Floor



Drawings are for guidance only  
Plan produced using PlanUp.

