



Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this spacious ground floor flat on Hawthorn Way in Cambridge, CB4. Enjoying a fantastic position in Cambridge equidistant from Chesterton Road and Milton Road, the property is just north of the River Cam and is easily accessible to some of Cambridge's key roads (Newmarket Road and Histon Road) with good access to the Science Park and A14. Hawthorn Way has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is just over a mile away.

Radcliffe & Rust Letting Agents are delighted to offer to let, this bright and spacious one bedroom ground floor flat in Hawthorn Way, CB4. Offering well proportioned rooms and situated in communal gardens with the added bonus of an off road parking space included within the rental price, this property is sure to be popular amongst Cambridge professionals as well as those wanting to commute to further afield.

Upon entering the property, you are welcomed into the L shaped hallway. Within this space, there is an intercom telephone, a mirrored storage cupboard and built-in cupboards behind which there is a washing machine. The first room you come to in the hallway is the kitchen which consists of white gloss wall and base units with a contrasting black worktop with monochrome wall tiles setting off the space. Within the kitchen there is an integrated fridge and freezer, stainless steel sink and drainer, electric oven, four ring gas hob, cooker hood and microwave.

Directly next to the kitchen is the living and dining room. This space is flooded with light thanks to the dual aspect window and French doors with views of and direct access to the communal gardens. The room is large enough to house a dining table and sofa and has wooden style flooring. The wall lights in the living and dining room create a calm and inviting ambiance perfect for entertaining.

At the opposite end of the hallway to the front door is the bedroom. The wooden style flooring continues from the

hallway and living / dining room into this room creating a sense of flow and continuity. The bedroom is a very generous size and has a mirrored double wardrobe offering valuable storage space. Opposite the bedroom is the bathroom. The bathroom has floor to ceiling white and blue tiles with a white heated towel rail, W.C., hand basin, mirrored storage cupboard and a bath with overhead shower and glass sliding doors.

The property also benefits from security locks and an intercom phone system throughout, as well as a CCTV camera recording around the whole perimeter of the property. French doors direct you into the communal gardens, which benefits from a spacious deck area.

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

Deposit: £1,442.00

There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

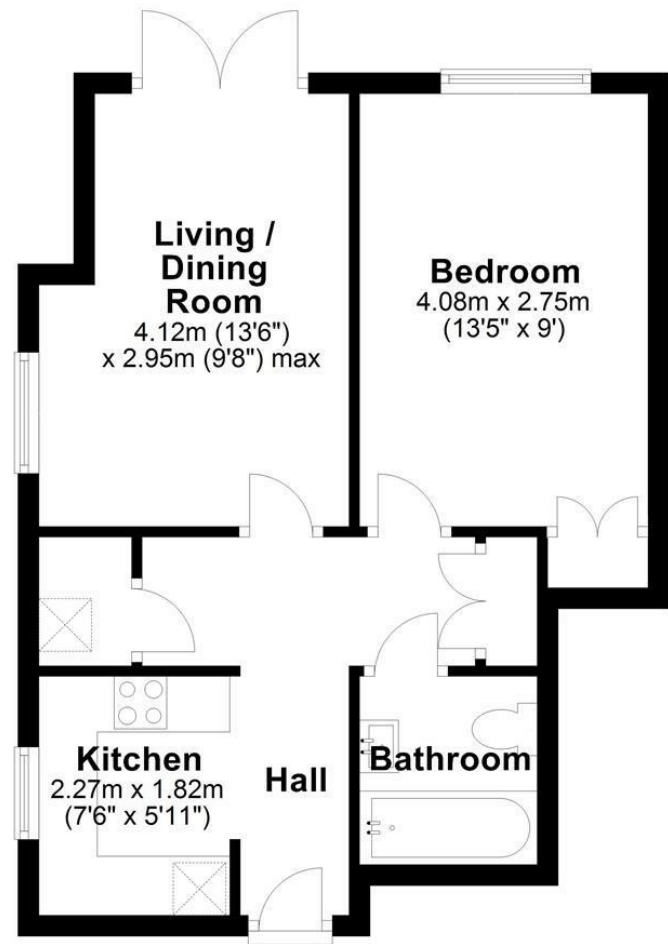
The formula for working out a week's rent is the following:
 $1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$

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





Floor Plan



Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) 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	

