- Top floor flat
- Two bedrooms
- Fully fitted kitchen
- Unfurnished
- Off road parking
- Close to science and business park
- Easy access to A14 and Cambridge North train station

Flat 7 Flat 7 56 Green End Road
Cambridge CB4 1RY
£1,600 PCM

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are pleased to offer to let this immaculate, two bedroom, top floor flat. Located on Green End Road on the north side of the city the property offers excellent access for both the Business & Science park as well as the Cambridge North train station and A14. The property is offered on an unfurnished basis with an initial 12 month tenancy. Internal accommodation comprises entrance hall, inner hall, spacious living room/dining area, fully fitted kitchen, bathroom and two bedrooms. There is also off road parking. Call or email us now to arrange your viewing.

Ground floor
Communal entrance with stairs leading to all floors.

Second floor
With stairs rising from the first floor to a small landing and door to the flat.

Entrance hall
With door to rear aspect, downlighters, radiator and door to:

Inner hall
With downlighters and radiator.

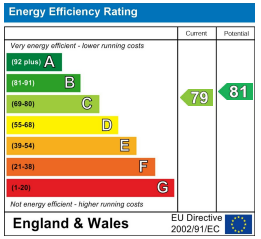
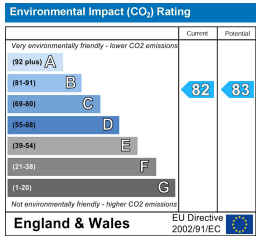
Lounge/dining
20'03 x 12'09 (6.17m x 3.89m)
(MAXIMUM MEASUREMENTS - RESTRICTED HEAD HEIGHT)
With double glazed Velux window to side aspect and double glazed window to rear aspect, downlighters, radiator, T.V and telephone points.

Kitchen
13'01 x 6'02 (3.99m x 1.88m)
With double glazed window to rear aspect, downlighters, fitted kitchen with matching wall and base units, worktop over, inset sink and drainer unit, tiled splashback, built in washing machine, built in dishwasher, built in electric oven, electric hob with cookerhood over, gas fired combination boiler and radiator.

Bathroom
11'08 x 5'03 (3.56m x 1.60m)
With double glazed Velux in the ceiling, extractor fan, part tiled suite comprising low level W.C, vanity wash hand basin, bath with mixer taps and shower over, shower cubicle and heated towel rail.

Bedroom one
20'03 x 10'10 (6.17m x 3.30m)
(MAXIMUM MEASUREMENTS - RESTRICTED HEAD HEIGHT)
With double glazed window to rear aspect and double glazed Velux to side aspect, fitted wardrobes, downlighters, two radiators, T.V and telephone points.

Bedroom two
13'01 x 8'06 (3.99m x 2.59m)
(MAXIMUM MEASUREMENTS - RESTRICTED HEAD HEIGHT)
With double glazed window to rear aspect, radiator, T.V and telephone points.

Outside
Outside there is a communal bin store and off road parking.

Agent notes
Council tax band B, approx: £1,832.00 per annum.
Property Reservation Fee: One week's rent Deposit: five week's rent
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.