


Radcliffe & Rust
Residential sales & lettings

**Mayflower House Manhattan Drive, Cambridge CB4 1TR**
**£1,025 Per Month**

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Radcliffe & Rust Letting Agents Cambridge are delighted to offer for rent, this attractive studio apartment in the thriving CB4 area. The apartment is located in a sought-after city centre location and enjoys an adjoining historic Conservation Area No 1 setting. The building is close to the river, college boathouses, Midsummer Common and Jesus Green with Jesus College (est. 1496) being just 600m away. Thanks to its fantastic location, the main shopping centres, bars / restaurants / cafes and the historic core of Cambridge are within easy access from the property. The Grafton Centre and Anglia Ruskin are easily commutable and the property is also well situated for the Science Park.

A stylish, well presented and ever popular, self-contained city home, this studio apartment is located on the fifth floor and offers 25 m2 of superb living space within a landmark building at Midsummer Meadows. The building is set in beautifully maintained 4 acre private estate grounds with a pleasant, quiet outlook towards a line of mature beech trees and towards the rooftops of Victorian villas in the de Freville conservation area. Thanks to its position on the fifth floor, this apartment offers fantastic views over Cambridge's skyline.

The building has top quality new double glazing including panoramic sliding windows. Many services, including a launderette for the exclusive use of residents (located on the ground floor with commercial machines consisting of four washing machines and four driers), lift, full central heating, estate office and helpful staff are all on-site within the building. The common areas are extremely well maintained and have woven Wilton carpeting. Access in to the building requires fob entry and there is also CCTV providing excellent security and peace of mind for residents. There is a good amount of parking available for both cars and cycles on-site.

Upon entering the property, you are welcomed in to a hallway area with extremely useful coat hooks which leads immediately in to the galley kitchenette. The kitchen area includes white units, an oven with grill, four ring electric hob, tiled splashback behind the oven, hob and sink, under counter fridge, stainless steel sink and contrasting work-tops. The galley kitchen leads directly in to the open plan living / dining and sleeping area. This room comprises a bed-sitting room, a combined bedroom and living room and has wardrobes with fitted shelving, a double bed and mattress, two-seater leather style sofa, dining table with two chairs and curtains. Broadband and cable TV are available if required (through direct contract with service provider) and there is also excellent mobile phone reception.

Located just off the hallway is the apartment's bathroom. The walls have white square tiles and there is also a large fitted mirror with large light above. There is a bath with overhead shower, W.C, hand basin. The bathroom also enjoys white sanitary-ware.

In summary, this property is a haven of tranquillity close to the historic city centre of Cambridge. Thanks to its layout, this property offers the perfect balance of contemporary 'free zone' living and would be ideal for young business / professional persons or more senior members of the universities.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

## Agent notes

Sorry - no pets
Non-smokers only please
Water rates are included in the rent
Heating is included in the rent
Electricity is charged quarterly



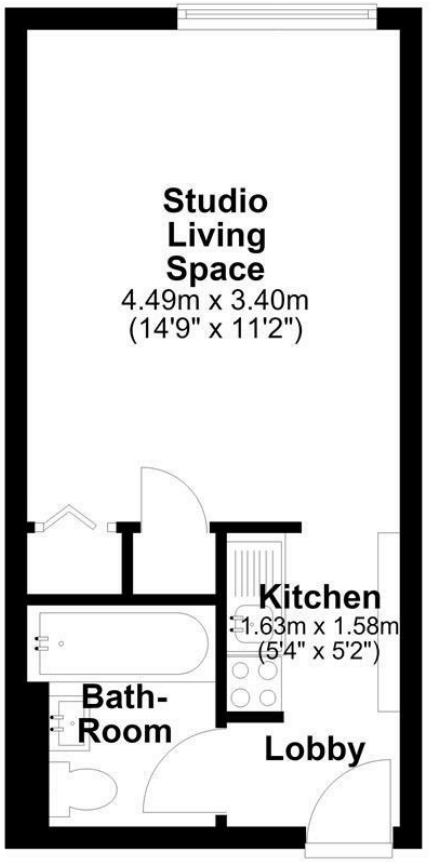






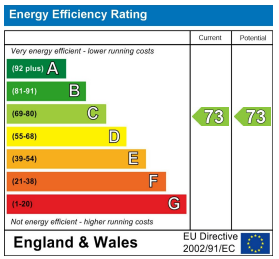
# Floor Plan

Approx. 24.7 sq. metres (265.9 sq. feet)




Total area: approx. 24.7 sq. metres (265.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.






Miele
WM1



