



**Radcliffe & Rust**  
Residential sales & lettings

**55 Ventress Fm Ct, CB1 8HD**  
**£1,100 PCM**

Radcliffe & Rust are pleased to offer, To let, this spacious and well presented ground floor flat. The property is located on the South East side of the city offering fantastic access to Addenbrookes hospital, ARM Holdings PLC and of course the city itself. Internally the accommodation comprises of entrance porch, entrance hall, kitchen, open plan living/dining room, two bedrooms and bathroom. Outside there are lovely communal gardens, parking and a single en-bloc garage. Available for immediate occupancy so call or email us now to arrange your viewing. Available April 2020



## Entrance porch

With entrance door to side aspect and laminate flooring.

## Entrance hall

With telephone entry system, storage cupboard, laminate flooring, smoke detector and radiator.

## Kitchen

11'4" x 7'10" (3.45m x 2.39m)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob with cookerhood over, gas fired combination boiler, brand new dishwasher, brand new washer/dryer, brand new fridge/freezer, carbon monoxide detector, laminate flooring, heated towel rail and double glazed window to front aspect.

## Living/Dining room

24'9" x 12'0" (7.54m x 3.66m)

(Maximum measurements) With double glazed window to front aspect, two full length double glazed window and door to rear aspect, television point, laminate flooring two radiators.

## Bedroom one

12'7" x 9'10" (3.84m x 3.00m)

With double glazed window to rear aspect, built in wardrobe, telephone point and radiator.

## Bedroom two

10'6" x 7'0" (3.20m x 2.13m)

With double glazed window to rear aspect and radiator.

## Bathroom

7'6" x 6'3" (2.29m x 1.91m)

Part tiled suite comprising of bath with mixer taps and shower attachment over, low level W.C, wash hand basin, shaver point, heated towel rail and double glazed obscured window to front aspect.

## Outside

Outside there are large well maintained communal gardens. Mainly laid to lawn with mature planted borders and seating

areas.

There is also a single en-bloc garage.

## Agent notes

Council Tax: Band C = £1,420.

Deposit: £1,326.

Available April 2020

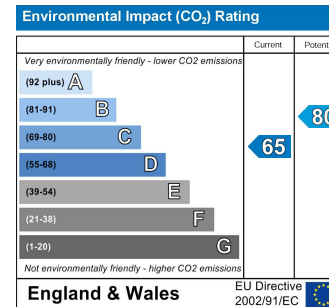
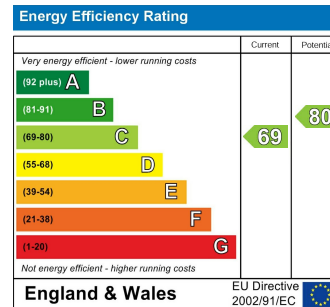
## Fees

There is a holding fee which equates to 1 weeks rent. (Deductible from your first months rent)

The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent. (£265.38)

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





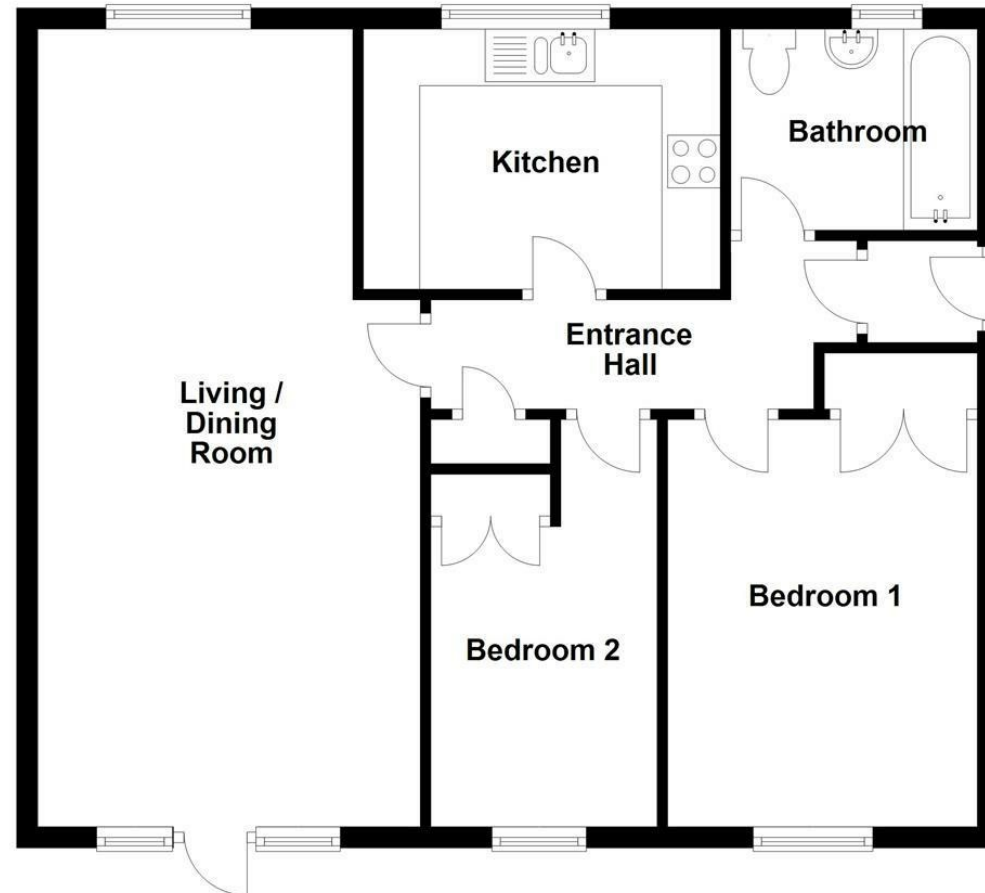


PLEASE DO NOT PARK OPPOSITE THESE GARAGES

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## Floor Plan

Approx. 68.4 sq. metres (736.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**55 Ventress Farm Court, Cambridge**