



Radcliffe & Rust
Residential sales & lettings

6 Supanee Court Frenchs Road, Cambridge CB4 3LB
£1,575 Per Month

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this spacious two-bedroom apartment situated within Supanee Court on Frenchs Road, in the popular and established CB4 area of Cambridge. The property benefits from attractive gated communal gardens and a communal residents' car park, with parking available on an unallocated basis. The apartment is offered furnished, with the possibility of an unfurnished tenancy by negotiation. Frenchs Road is particularly well positioned for everyday amenities, with Histon Road just a short walk away, offering a variety of independent shops, cafés, takeaways and convenience stores, together with nearby supermarkets including Aldi, Co-op and Iceland. Cambridge city centre is also within easy reach, providing an extensive selection of shops, restaurants, cafés, historic colleges and cultural attractions. The nearby Chesterton Road and Mitcham's Corner areas offer a wonderful variety of independent businesses, pubs and eateries, while Jesus Green and the River Cam provide beautiful open spaces for walking, cycling and outdoor recreation. Families are well catered for, with St Luke's Primary School and Chesterton Community College both conveniently located nearby. Cambridge North railway station, Cambridge Science Park and Cambridge Business Park are also readily accessible, while excellent cycling routes, regular bus services and convenient road connections towards the A14 and M11 make this a particularly well-connected residential location.

Approaching the development, Supanee Court is set within attractive gated communal grounds, providing an additional sense of privacy for residents. Established trees, mature shrubs and planted borders create a pleasant and leafy setting, while pathways provide access through the development.

Upon entering the apartment, you are welcomed into a central entrance hallway which provides access to all the principal rooms, separating the bedrooms and bathroom from the main living accommodation.

Beginning with the bedrooms, bedroom one is a generously sized double room, finished with crisp white walls and neutral beige carpeting. A large window with taupe curtains provides plenty of natural light and an attractive outlook over the surrounding greenery. The room is furnished with a double bed featuring a soft grey upholstered base, together with a wood-effect chest of drawers, while still offering plenty of space to move around comfortably.

Returning to the hallway, bedroom two is another well-proportioned room, featuring crisp white walls and soft beige carpeting. A large window overlooks the mature trees and communal gardens, creating a bright and peaceful atmosphere. The room also benefits from a built-in cupboard with white panelled doors, providing useful storage. This versatile space could comfortably accommodate a second bedroom, guest room or home office.

Next along the hallway is the contemporary bathroom, finished with large-format beige stone-effect tiles extending across the walls, floor and bath panel, creating a warm and coordinated appearance. The white suite comprises a panelled bath with shower over, rectangular wash hand basin and WC. A large wall-mounted mirror helps reflect light around the room, while a chrome heated towel rail completes the space.

Continuing through the apartment, the hallway opens into the spacious living and dining room, undoubtedly one of the property's standout features. Crisp white walls and decorative ceiling coving are complemented by soft sage-green carpeting, creating a warm and welcoming space. An impressive arrangement of floor-to-ceiling windows allows natural light to flood the room while offering beautiful views across the established communal gardens and mature trees.

The living area is furnished with a comfortable three-seater sofa and two matching armchairs, upholstered in a soft beige patterned fabric, together with a natural timber coffee table. The generous proportions allow plenty of room for relaxing and entertaining.

Towards the opposite side of the room is the dedicated dining area, furnished with a traditional wooden dining table and four matching chairs with green upholstered seats. The warm timber tones complement the sage-green carpeting, while additional freestanding storage furniture provides further practicality. An open serving hatch connects the dining area with the adjoining kitchen, creating a sociable and convenient arrangement.

The kitchen is accessed separately from the hallway and features a practical layout with light beech-effect wall and base units, brushed-metal handles and contrasting charcoal-grey work surfaces. Wood-effect flooring adds warmth, while glossy white rectangular tiled splashbacks provide a fresh finish. Appliances include an integrated electric oven and hob, together with a washing machine. A white ceramic sink with chrome mixer tap is positioned beneath a window overlooking the surrounding greenery, while additional open shelving and glass-fronted cupboards provide useful storage.

The apartment is offered furnished, with the furniture and contents shown in the marketing photographs available as part of the tenancy. However, the landlord is also willing to consider offering the property unfurnished, subject to negotiation, providing flexibility to suit the requirements of prospective tenants.

Outside, residents enjoy access to attractive communal gardens set within the gated grounds of Supanee Court. The gardens feature a generous lawn, mature trees, established shrubs and planted borders, creating a peaceful outdoor setting. Paved pathways and seating areas provide pleasant spaces to enjoy the surroundings.

The development also benefits from a communal residents' car park within the gated grounds, with parking available on an unallocated basis.

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.

Agent notes

Council Tax: C

Deposit: £1,817

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:

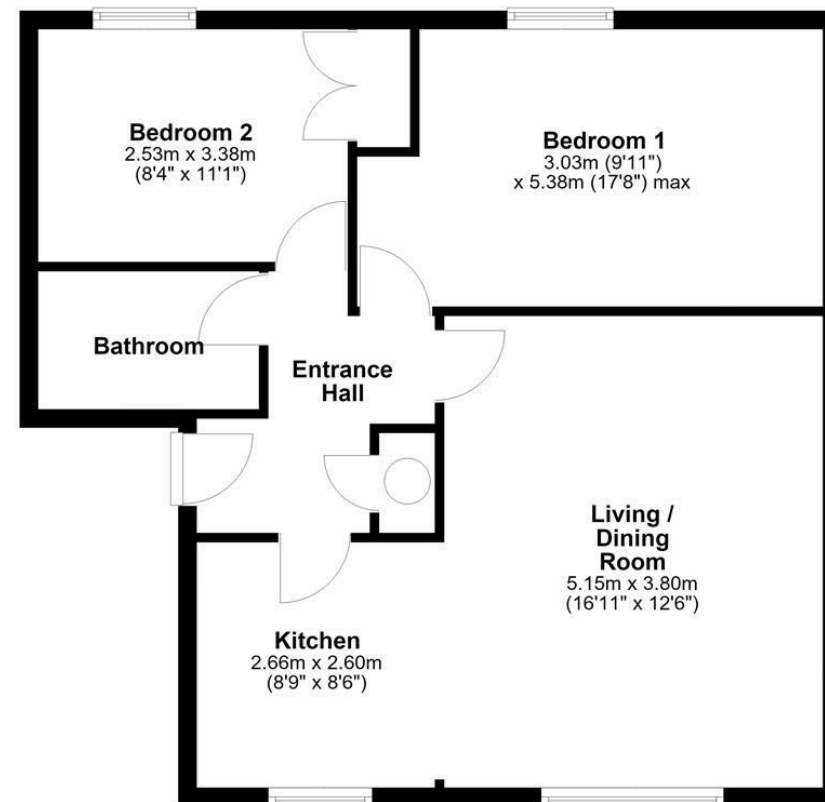
1 month's rent * 12 / 52 = 1 week's rent.

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





Floor Plan
Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

