

- Ground floor flat
- Two bedrooms
- Unfurnished
- Shared garden
- Initial 12 month agreement
- Available early March
- Off road parking
- Close to Business & Science Park



**1 Flat 1 56 Green End
Road
Cambridge CB4 1RY
£1,200 PCM**



Radcliffe & Rust are pleased to offer, to let, this immaculate two bedroom ground floor flat. Located on Green End Road, on the north side of the city, the property offers excellent access for both the Business & Science parks and is available for immediate occupancy. The property is offered on an unfurnished basis with an initial 12 month tenancy. Internal accommodation comprises entrance hall, living/dining room, kitchen area, two bedrooms, bathroom, a shared garden and outside storage space for bins. There is also off-road parking. Call or email us now to arrange your viewing.

Communal entrance

Main entrance hall for all flats with stairs leading to the first floor.

Ground floor

Entrance hall

Telephone entry system, radiator and doors leading to all rooms.

Living/Dining area

10'05" x 17'10" (3.18 x 5.44)

With double glazed windows and double glazed patio doors to rear aspect, two radiators, TV points and telephone points.

Kitchen

7'01" x 11'02" (2.16 x 3.40)

With double glazed window to front aspect, matching wall and base units with worktop over, inset one and a half times sink and drainer unit, tiled splashback, electric oven, electric hob with cookerhood over, gas fired combination boiler, built in fridge/freezer, built in dishwasher and built in washer/dryer.

Bathroom

5'10" x 8'00" (1.78 x 2.44)

Part tiled suite comprising of bath with mixer taps and shower attachment, shower cubicle, low level W.C, wash hand basin, extractor fan and heated towel rail.

Bedroom one

10'05" x 10'11" (3.18 x 3.33)

(MAXIMUM MEASUREMENTS INTO BAY WINDOW) With double glazed window to front aspect, built in wardrobe, radiator, TV and telephone point.

Bedroom two

7'05" x 11'06" (2.26 x 3.51)

With double glazed window to rear aspect, radiator, TV and telephone point.

Outside

Shared garden mainly laid to lawn with patio area and mature planted borders. To the front of the property there is off road parking and bin storage.

Agent notes

Deposit: £1,269.

Council tax: Band B.

Available from March 2021, on an initial 12 month agreement on an unfurnished basis.

Non smokers only please.

There is a holding 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 Client Money Protect



Flat 1, 56 Green End Road, Cambridge

