



Radcliffe & Rust
Residential sales & lettings

9 Mayflower House, Cambridge CB4 1JT
£845 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for rent, this attractive modern 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 ground 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.

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 two 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 modern galley kitchenette. The kitchen area includes white units, an oven with grill, four ring electric hob, stainless steel splashback behind the oven and hob, fridge with freezer section, stainless steel sink, open shelving and contrasting work-tops. The kitchen has been subject to a recent major upgrade with new appliances and modern wall mounted units and panels. 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 new sliding mirrored wardrobes with fitted shelving, a double bed and mattress, two-seater 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 which has just had a recent major refurbishment and modernisation. The walls are adorned with acrylic multi panels and there is also a large fitted mirror and shaver point. There is an elegant walk-in shower with a glass screen, W.C and hand basin

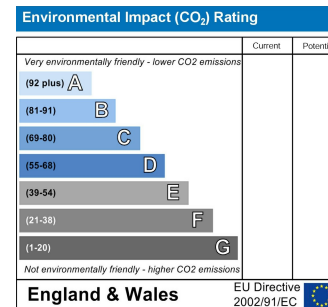
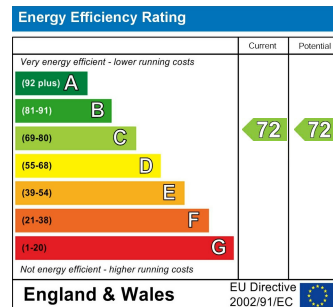
with useful under cupboard storage within the room. The bathroom also enjoys the latest LED lighting and has new white sanitary-ware with chrome fittings.

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

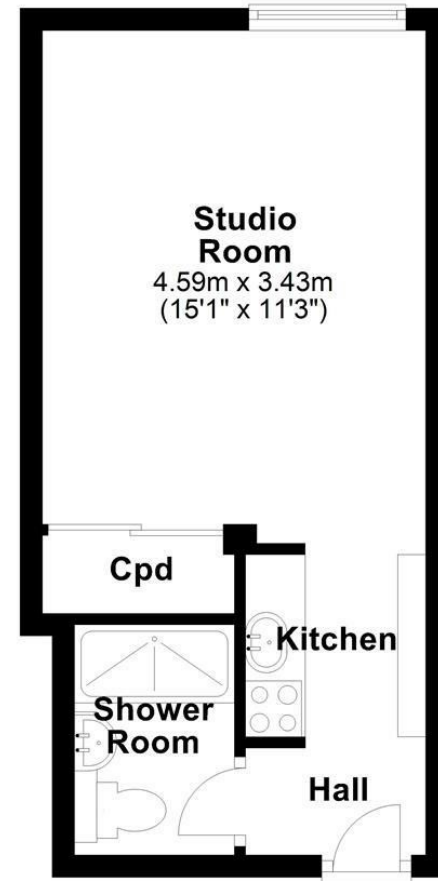
- 12 month let preferred
- Sorry - no pets
- Non-smokers only please
- Water rates are an additional £12.50 PCM
- Heating is included in the rent
- Electricity is charged quarterly





Ground Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 24.6 sq. metres (265.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		72	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-30) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

