



Radcliffe & Rust
Residential sales & lettings

22 Midsummer Court, Cambridge CB4 1JX
£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 well presented and ever popular, self-contained city home, this studio apartment is located on the first floor and offers superb living space within a landmark building at Midsummer Meadows. The building is set in beautifully maintained 4 acre private estate grounds and was built by acclaimed architect Stefan Zins FRIBA. Facing south and west, the sunny landscaped court looks onto a magnificent, protected ancient weeping willow.

The building has top quality new double glazing including panoramic sliding windows. Many services, including a launderette located within Mayflower House (which is adjacent) for the exclusive use of residents of Midsummer Meadows (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 into the building has a video entry phone system 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 an extremely useful storage cupboard as well as coat hooks which leads immediately in to the open plan kitchen / dining and living area. The kitchen area includes wooden style units, an oven with grill, four ring electric hob, integrated cooker hood, under counter fridge, stainless steel sink with drainer and Mediterranean coloured wall tiles. The kitchen looks 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 fitted shelving, a double bed and mattress, two-seater leather style sofa, chest of drawers, dining table with two chairs, curtains and electric storage heater. Broadband and cable TV are available if required (through direct contract with service provider) and there is also excellent mobile phone reception. The apartment is heated by efficient electric storage radiators and direct acting panel radiators with off peak economy rate connected. The electricity supply can be made with direct contract with the utility service provider.

Located just off the hallway is the apartment's bathroom which has a large

fitted mirror, shaver point, electric shower over the bath, W.C and hand basin within the room. The bathroom also enjoys bright lighting over the mirror and has 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

- 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

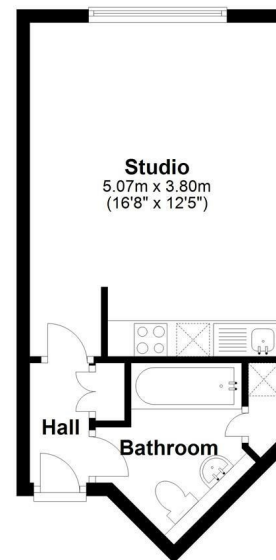


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Second Floor
Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 27.2 sq. metres (292.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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(39-54) E		
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(1-20) G		
Not energy efficient - higher running costs		
85	85	

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
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(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

