



Radcliffe & Rust
Residential sales & lettings

15 Malden Close, Cambridge CB5 8NU
£1,100 PCM

Radcliffe & Rust are pleased to offer, To Let, fully refurbished first floor flat. The development has recently undergone a full program of renovation and is now essentially and brand new flat finished to a very high standard. Accommodation comprises of communal entrance hall, entrance hall, open plan living/dining area, kitchen, shower room and double bedroom. Outside there are secured communal bin and bike stores, secure post boxes and additional cycles storage spaces. The property is let with an initial 12 month tenancy and is offered to let on an unfurnished basis. It is available for occupancy from 7th May 2021 so call or email us now to arrange your viewing.

Communal entrance hall

With communal staircase leading to all floors, meter cupboard.

Entrance hall

16' x 2'10" (4.88m x 0.86m)

With entrance door to rear aspect with peephole, fitted door mat, radiator, laminate flooring, storage cupboard, downlighters and smoke detector.

Living room

17'04" x 13'10" (5.28 x 4.22)

With two double glazed windows to front aspect, television point, telephone point, video/telephone entry system, two radiators, laminate floor, downlighters and smoke detector.

Kitchen

7'08" x 6'00" (2.34 x 1.83)

With double glazed window to side aspect, fitted with a matching range of wall and base units with worktop space over, inset stainless steel sink/drain, built in electric oven with four ring gas hob over and extractor hood above, built in fridge/freezer, built in washing machine, built in dishwasher, tiled flooring, gas fired combination boiler, heat detector and extractor fan.

Bedroom

14'00" x 11'03" (4.27 x 3.43)

With double glazed window to rear aspect, radiator, laminate flooring, video/telephone entry system and downlighters.

Shower room

7'7" x 5' (2.31m x 1.52m)

Fully tiled suite comprising large shower with shower attachment and rainforest attachment, low level .C, wash hand basin, full height heated towel rail, shaver point extractor fan.

Outside

To the rear of the property there is secured bike and bin stores and additional cycle parking spaces.

Agent notes

Available from 7th May 2021, on an initial 12 month agreement on an unfurnished basis.

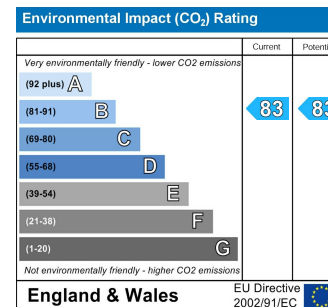
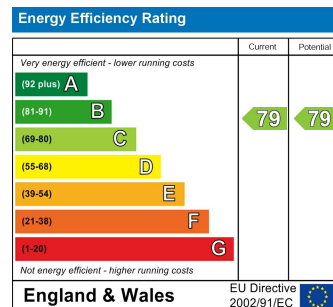
Deposit £1,326 Council tax band B, approx £1,250.00 per annum. Non smokers only please.

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





Floor Plan
Approx. 51.5 sq. metres (554.9 sq. feet)



Total area: approx. 51.5 sq. metres (554.9 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		
	79	79
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		
	83	83
England & Wales	EU Directive 2002/91/EC	

