



# The Mallards

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A recently renovated, ground-floor apartment with two bedrooms, a small study and two parking spaces. Located right on the River Cam just off Newmarket Road.

£1,600 pcm

The Mallards, Cambridge,  
CB5 8HJ



The Mallards at River Lane is a generously sized, recently renovated two-bedroom, ground-floor apartment. It is well located within walking distance to the centre of town and Castle Hill. Nearby, there are a number of shops including a Tesco, Aldi and Lidl as well as public houses and restaurants.

The apartment benefits from a good size living room which has laminate flooring, large windows at the front and fitted shelving at the back.

The modern kitchen is to the right-hand side and is supplied with a fridge / freezer, washing machine and an electric hob and oven with an extractor fan.



At the back of the apartment are two bedrooms. The principle is a comfortable double with a large storage cupboard and additional room that could make a small study or dressing room. The second bedroom is also a good size and benefits from a rear door to a patio area.

The bathroom comprises a bath with shower over, WC and hand basin with a storage cupboard close by.

There is both a front and rear patio area to be enjoyed. The rear having step access to the parking area where the property has two allocated spaces in the gated car park.

Available from the 22nd April 2024. Video tour available.





50sqm / 546 sqft

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2 bed, 1 recep, 1 bath

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Council tax - D

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EPC - D / 67

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Electric heating

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Allocated parking

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Recently refurbished

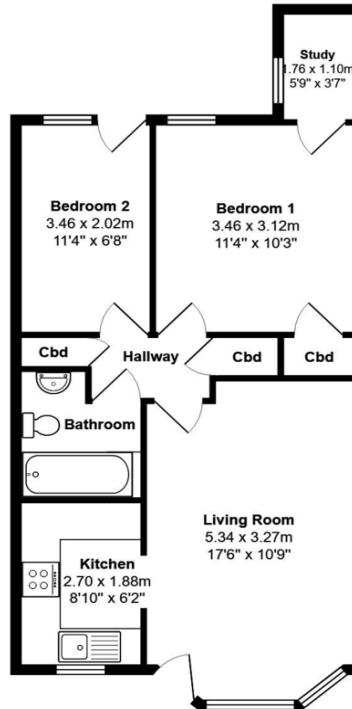
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Available April 2024

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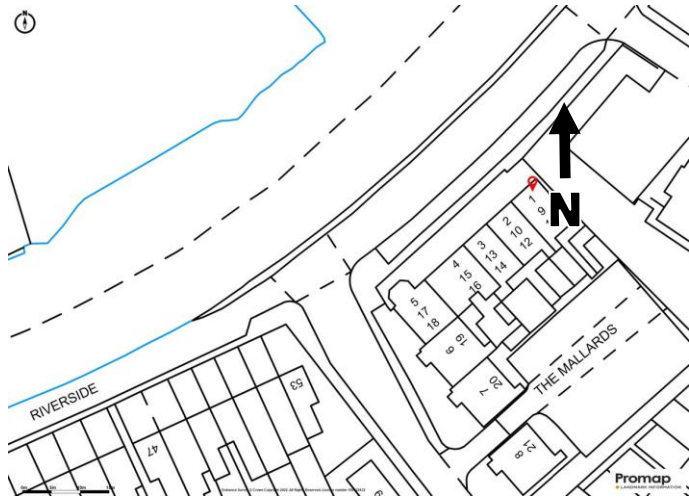


## The Mallards



Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>

All measurements are approximate and for display purposes only



The Mallards is conveniently situated on the south bank of the River Cam, located less than a mile from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. Both Midsummer and Stourbridge Commons are also situated nearby, as well as the recently completed Cambridge North Railway Station with regular services to London Kings Cross. There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just a short distance away. Schooling is available at St Matthews primary with secondary provision at Parkside Community College.

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