

- Available early January 2021
- new accommodation
- High-end finish
- Fully fitted kitchen
- Double bedroom
- Well located for City centre & A14
- Initial 12 month tenancy
- Unfurnished
- immediately

**17 Malden Close**  
**CB5 8NU**  
**£875 PCM**



17 Malden Close, Cambridge, CB5 forms part of a recently refurbished and extended development, of modern flats; perfect for City living. This immaculately presented one bedroom second floor flat is well located for the City Centre and A14/M11. Accommodation comprises: entrance hall, double bedroom, shower room, living room and fitted kitchen. The property benefits from a high-end finish throughout, and needs to be seen to be truly appreciated. Available immediately . View early to avoid missing out.

## Ground floor

With communal entrance hall and stair well leading to all floors.

## Second floor

### Entrance hall

With entrance door to rear aspect, laminate flooring, radiator, storage cupboard, door to:

### Bedroom

13'10" x 8'11" (4.22m x 2.72m)

With double glazed window to rear aspect, telephone entry system, television point, radiator, laminate flooring.

### Shower room

A fully tiled, three piece suite, comprising one-and-a-half base shower cubicle, wash hand basin, low level W.C, heated towel rail, extractor fan, vanity mirror.

### Living room

17'02" x 11'08" (5.23m x 3.56m)

(restricted head height, maximum measurements taken) With two double glazed windows to front aspect, radiator, television point, laminate flooring, open plan to:

### Kitchen

8'02" x 6'02" (2.49m x 1.88m)

With double glazed window to side aspect, fitted with a matching range of wall and base units with worktop space over, inset stainless steal 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.

## Agent notes

There is a reservation fee of £230.77 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 Lonsdale Insurance Brokers LTD.  
Deposit: £1,153. Non smokers only please. Sorry no pets allowed.  
Available immediately



Total area: approx. 48.3 sq. metres (519.8 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		81	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B		85	85
(49-60) C			
(35-48) D			
(23-34) E			
(12-22) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

