



**Radcliffe & Rust**  
Residential sales & lettings

**15 Holyoake Court, Cambridge CB5 8NB**  
**£850 PCM**

This well presented, one bedroom flat is situated in the popular development on Whitehill Road, off Newmarket Road. The City Centre is within walking or cycling distance, and there is a bus stop outside the building. A large Tesco superstore is within close vicinity as well as several other retail stores, public houses, restaurants and coffee shops. The flat, is situated on the second floor and comprises: spacious living/dining room, with an archway leading to the kitchen, double bedroom with fitted wardrobe, and bathroom. The flat also offers electric heaters, double glazed windows and allocated off-road parking.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this one bedroom second floor flat in Holyoake Court on Whitehill Road, Cambridge, CB5.

Whitehill Road is located just off Newmarket Road in Cambridge, close to the Abbey Leisure Centre. Because of its great location, you can be in the town centre in a short amount of time by cycling or walking and there is also a regular bus service from this area.

The property is in the catchment area for The Galfrid Primary School which is 0.3 miles from the property, around a 6 minute walk. The closest secondary school is Coleridge Community College which is 1.7 miles from the property, around a 30 minute walk / 10 minute cycle ride.

When approaching the front door of the property, there is an outdoor area which could be used for secure "bike anchor" bike storage or to house a small table and chairs.

Upon entering the property, you are welcomed in-to the property's hallway which accesses all of the rooms. There is a storage cupboard within the hall. The first room on the left-hand side of the hallway is the master bedroom. This bedroom is a great size and extremely light thanks to the two large windows. The bedroom also benefits from a built-in wardrobe.

Further down the hallway is the bathroom, which has a bath with an overhead shower, W.C and hand basin with cupboard storage. There is also a mirrored cupboard above the hand basin with an extremely useful vanity light above the cupboard. The bathroom has a mixture of white and patterned tiles around the bath, W.C and hand basin.

At the rear of the property is the living room which leads to the kitchen via an arch. This is a large flexible space and which would work well for entertaining family and friends. The kitchen has multiple

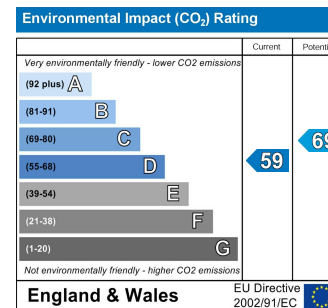
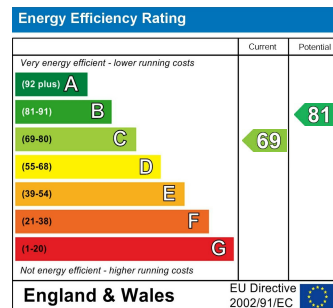
cupboards, a freestanding oven with four ring hob, stainless steel sink with drainer and includes a free standing washing machine, and a fridge/freezer. The property uses electric storage heaters to heat the property.

Externally there is off-road allocated parking for one car.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

### Agents notes

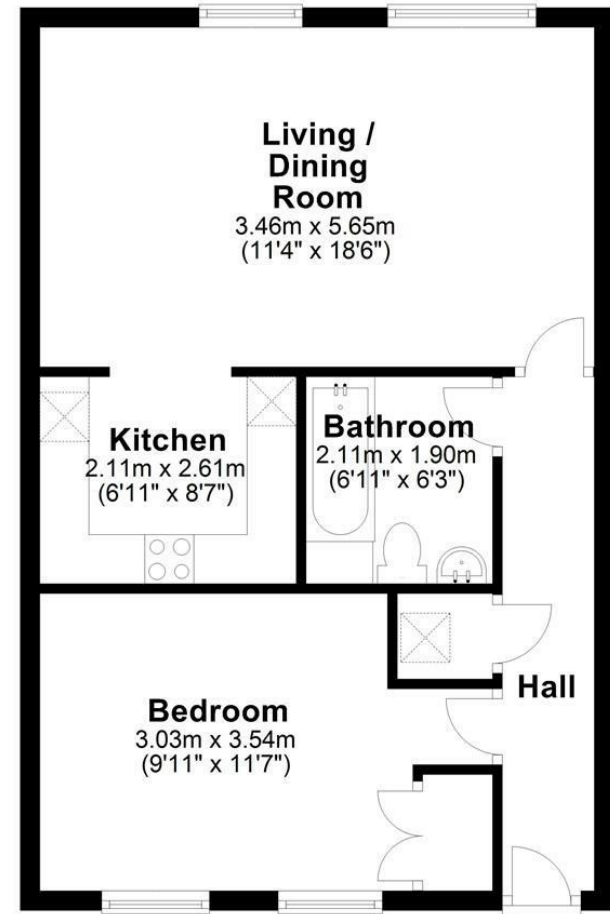
Available immediately on an initial 12 month tenancy.  
Deposit £980. Council tax band B, approx £1,452.  
There is a reservation fee of £196 which equates to 1 weeks rent. (Deductible from your first month's rent)  
The formula for working out a week's rent is the following:  
1 month's rent \* 12 / 52 = 1 week's rent.  
Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.  
Non smokers only please. Sorry no pets allowed.





## Floor Plan

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 49.7 sq. metres (535.1 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		69	81
(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			
(92 plus) A			
(81-91) B			
(69-80) C		59	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

