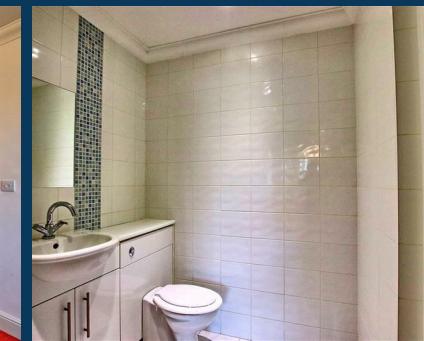


- Modern Studio
- Fully fitted kitchen
- Separate sleeping area
- Unfurnished
- Off road parking
- Initial twelve month agreement
- Available from the mid of February



**Flat 1 Flat 1 62 Green End
Road
Cambridge CB4 1RY
£750 PCM**



Radcliffe and Rust are pleased to offer to let this modern studio apartment in the CB4 area. Located on Green End Road on the north side of the city, the property offers excellent access for both the Business & Science parks and is available for immediate occupancy on an initial twelve month agreement. Accommodation comprises of living/sleeping area with fully fitted kitchen and shower room. To the outside of the property you will find off road parking and communal bin storage. Call now to arrange your viewing.

Ground floor

Communal entrance hall

Communal entrance hall leading to all apartments with stairs leading to the first floor.

Living area / Kitchen

12'04" x 18'10" (3.76 x 5.74)

(MAXIMUM MEASUREMENTS INTO BAY WINDOW) With double glazed bay window to front aspect, built in storage cupboard housing gas fired combination boiler, TV point, telephone point and underfloor heating.

Kitchen

Fitted kitchen with matching wall and base units, inset single sink and drainer unit, tiled splashback, integrated electric oven, electric hob with cookerhood over, integrated washer/dryer, integrated fridge, integrated freezer, tiled flooring and underfloor heating.

Bedroom area

6'11" x 7'04" (2.11 x 2.24)

Built in wardrobe, built in cupboard, underfloor heating and door leading to...

Shower room

5'00" x 5'07" (1.52 x 1.70)

Fully tiled suite with shower cubicle, low level WC, built in sideboard with inset wash hand basin and extractor fan.

Outside

To the front of the property you will find off road parking and communal bin storage.

Agent notes

Initial 12 month agreement

Sorry no pets, non smokers only please

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

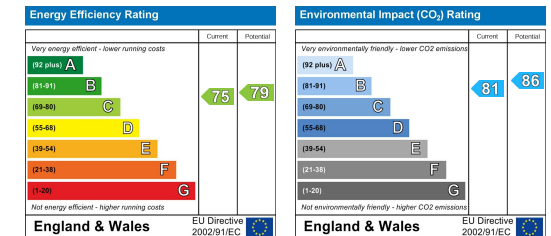
The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent

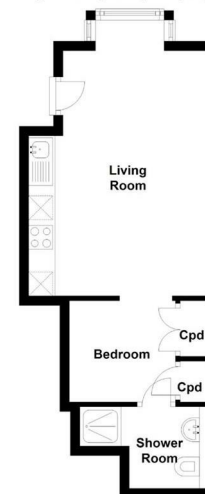
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

Deposit £1,009

Council tax band: A



Floor Plan
Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 29.4 sq. metres (316.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.