

- Riverside location
- River views from living, kitchen and bedroom
- Bright and generous living space
- Large double bedroom
- Allocated parking in private car park
- Close to local amenities
- Within walking distance of Cambridge's city centre
- Close to large open green areas including Midsummer Common and Jesus Green
- Available early March 2021

16 The Mallards
Cambridge CB5 8HJ
£1,195 PCM



River Lane can be found in the popular Riverside area of Cambridge, a short distance from the City centre and a few minutes' walk from the Grafton Centre. Ideally situated for the River and also many delightful riverside walks via Midsummer Common. Midsummer Common is a large public open space, that plays host to many events including Cambridge's bonfire night, the famous Strawberry Fair and is home to a rather friendly herd of brown cows. It is close to Jesus Green and to the east over Stourbridge Common to Fen Ditton and beyond.

A short walk along Riverside and over the Commons, you will find the city centre and the wealth of amenities that Cambridge has to offer, including: extensive shopping facilities, leisure and culture activities, museums, the botanical gardens and the stunning colleges of Cambridge University.

Cambridge benefits from two railway stations with mainline services to both London Kings Cross and London Liverpool Street from around 50 minutes. At junction 13, the M11 heads south towards Stansted Airport and London or the A14 at Milton heads east towards Norfolk/Suffolk or west towards the A1, M1 and the M6. Very well respected schools, in both the state and independent sectors, are available for all age groups throughout Cambridge.

*** Available un-furnished*** Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this attractive one bedroom apartment in CB5. Being close to all of Cambridge's amenities and famous history, this property is perfect for professionals working in the city centre or at the Science or Business parks.

Upon entering the property, you are welcomed in to the bright L shaped hallway. Directly off the hallway is the large living and dining room. This is a fantastic bright space thanks to the large bay window which overlooks the trees and river outside and creates a very calming outlook. There is a feature fireplace within the room and plenty of space for larger furniture if required. Next to the living room is the kitchen which has a built in oven, ceramic hob with built in cooker hood, integrated fridge freezer, dishwasher and space for a washing machine. Within the hallway there are also two extremely useful storage cupboards.

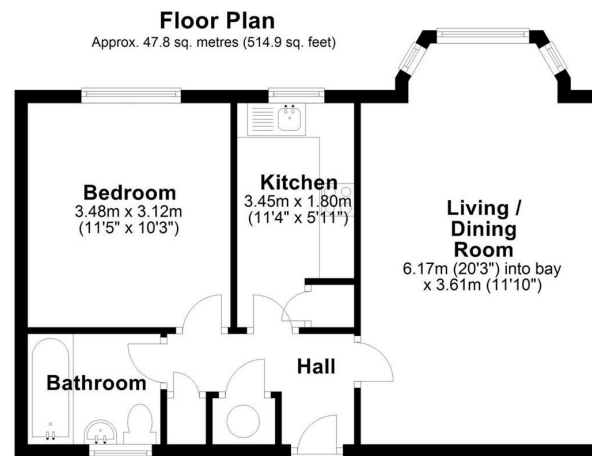
The bedroom is a good sized double and has built in wardrobes with opaque sliding doors, the electric fuse box can be found in the corner of the bedroom. The bathroom has a bath with overhead shower, hand basin with under cupboard storage and W.C. and is tastefully decorated with neutral coloured tiles, there is also a very useful mirrored storage cupboard in the bathroom.

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

Agents notes:

There is a reservation fee of £253.84 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: £1,269
Non smokers only please.
Sorry no pets allowed.
Available early March



Total area: approx. 47.8 sq. metres (514.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

