

- First floor flat
- Two bedrooms
- Unfurnished
- Initial 12 month agreement
- Available from 14/07/2019
- Off road parking
- Close to Business & Science Park



The Mews,  
Mortlock Avenue,  
Cambridge  
Guide price  
£1,050pcm



Radcliffe & Rust are pleased to offer to let this spacious two double bedroom flat. Tucked away on a small gated development on the north side of the city the property offers excellent access for both the Business & Science park and is available for occupancy from the 5th May 2017. The property is offered on an unfurnished basis with an initial 12 month tenancy. Internal accommodation comprises entrance hall with stairs on the ground floor. On the first floor there is a large internal hall, lounge/diner, kitchen, shower room and two double bedrooms. There is also parking to the front of the property and a rear walkway with bike rails. Call or email us now to arrange your viewing.

**Entrance hall** 1.19 x 1.88

With obscured double glazed door to front aspect, Velux window and stairs leading to the first floor.

**Upper hall** 3.63 x 1.93

With Velux window to rear aspect, fitted side board, built in freezer, built in washer/dryer and doors leading to all rooms.

**Lounge/diner** 5.08 x 3.78

(MAXIMUM MEASUREMENTS INTO WINDOW BOX) With double glazed window to front aspect, electric storage heater, TV and telephone points.

**Kitchen** 1.93 x 2.62

Fitted kitchen with matching wall and base units, worktops over with inset sink and drainer unit, tiled splashback, electric oven, electric hob with cookerhood over, fitted dishwasher, spotlights, tiled floor, kick board electric heater and Velux window to front aspect.

**Shower room** 2.34 x 1.78

Part tiled suite comprising of low level WC, wash hand basin, shower cubicle, heated towel rail, fitted side boards and extractor fan.

**Bedroom one** 3.30 x 5.05

With double glazed window to front aspect, build in wardrobes, TV point and electric storage heater.

**Bedroom two** 3.86 x 2.39

With Velux window to rear aspect, under eaves storage housing hot water cylinder, TV point, telephone point and electric storage heater.

**Outside**

Outside of the property you will find parking for one car to the front and a passageway with bike racks to the rear.

**Agent notes**

Sorry no pets, Non-smokers only please.

**Fees**

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

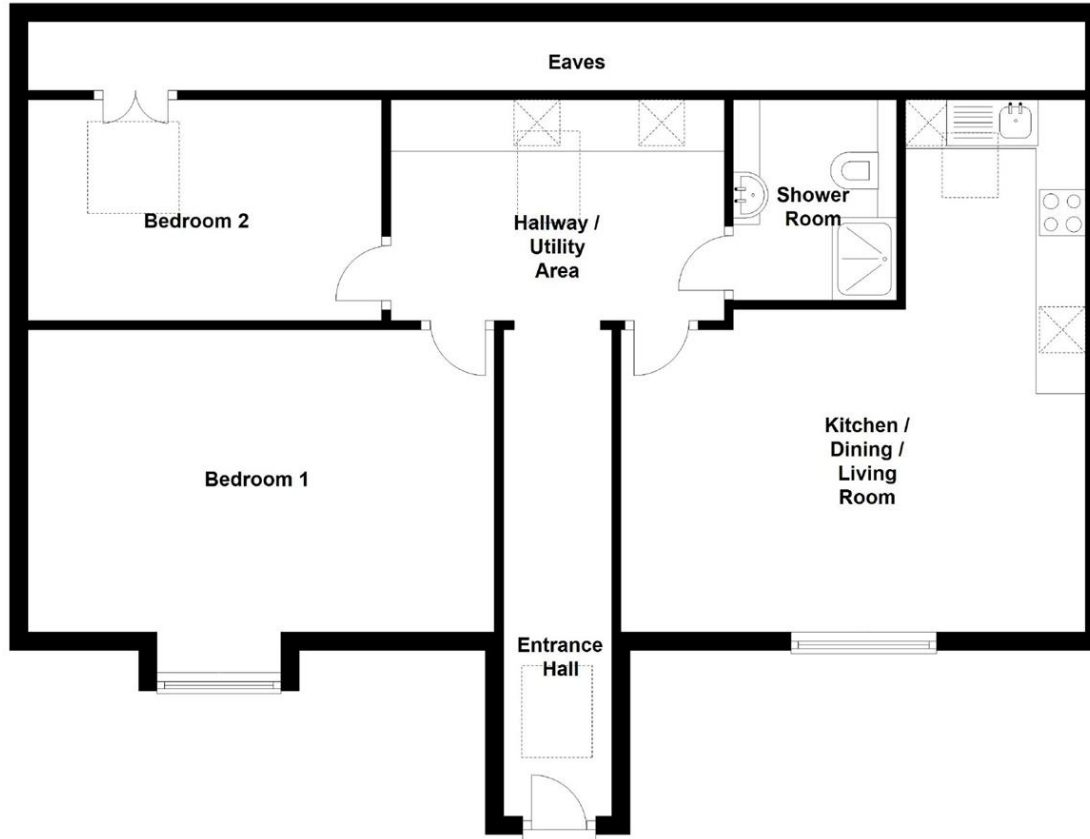
The formula for working out a week's rent is the following:

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.

## Floor Plan

Approx. 80.1 sq. metres (862.0 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

