

- Ground floor flat
- Two bedrooms
- Unfurnished
- Shared garden
- Initial 12 month agreement
- Available early December
- Off road parking
- Close to Business & Science Park

Green End Road,  
Cambridge  
Guide price  
£1,150pcm



Radcliffe & Rust are pleased to offer to let this immaculate two bedroom ground floor flat. Located on Green End Road on the north side of the city the property offers excellent access for both the Business & Science park and is available for immediate occupancy. The property is offered on an unfurnished basis with an initial 12 month tenancy. Internal accommodation comprises entrance hall, living/dining room, kitchen area, two bedrooms, bathroom, a shared garden and outside storage space for bins. There is also off road parking. Call or email us now to arrange your viewing.

### **Communal entrance**

Main entrance hall for all flats with stairs leading to the first floor.

### **Entrance hall**

Telephone entry system, radiator and doors leading to all rooms.

### **Living/Dining area** 3.18 x 5.44

With double glazed windows and double glazed patio doors to rear aspect, two radiators, TV points and telephone points.

### **Kitchen** 2.16 x 3.40

With double glazed window to front aspect, matching wall and base units with worktop over, inset one and a half times sink and drainer unit, tiled splashback, electric oven, electric hob with cookerhood over, gas fired combination boiler, built in fridge/freezer, built in dishwasher and built in washer/dryer.

### **Bathroom** 1.78 x 2.44

Part tiled suite comprising of bath with mixer taps and shower attachment, shower cubicle, low level W.C, wash hand basin, extractor fan and heated towel rail.

### **Bedroom one** 3.18 x 3.33

(MAXIMUM MEASUREMENTS INTO BAY WINDOW) With double glazed window to front aspect, built in wardrobe, radiator, TV and telephone point.

### **Bedroom two** 2.26 x 3.51

With double glazed window to rear aspect, radiator, TV and telephone point.

### **Outside**

Shared garden mainly laid to lawn with patio area and mature planted borders. To the front of the property there is off road parking and bin storage.

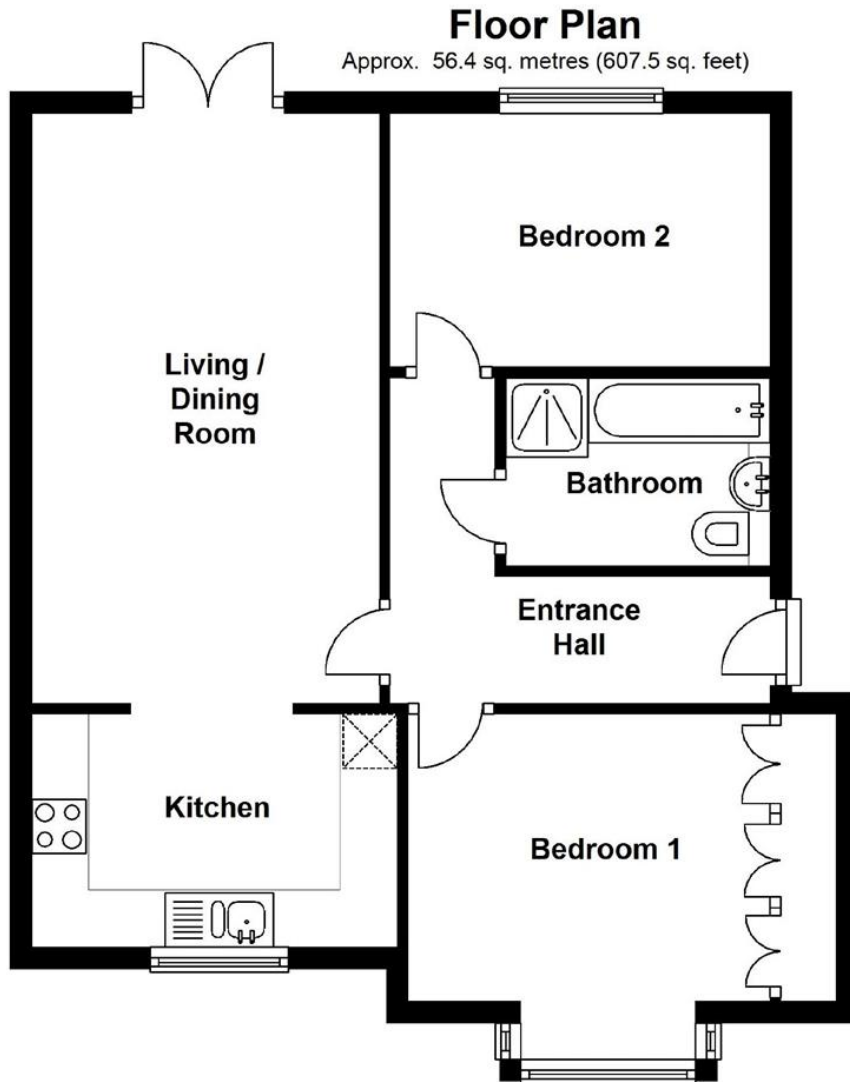
### **Agent notes**

Deposit: £1,326.

Council tax: Band B=£1,243.

Sorry no pets. Non smokers only please.

Available early December 2019.



Total area: approx. 56.4 sq. metres (607.5 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

