

- Duplex flat
- Two double bedrooms
- Two en-suites
- Open plan living
- Off road parking
- Initial 12 month tenancy
- Available 24th January
- Unfurnished

Leys Lodge,
Union Lane,
Cambridge
Guide price
£1,250pcm



Radcliffe & Rust are pleased to offer to let this immaculate two bedroom duplex first floor flat. Located on Union Lane 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, from the 24th January. Internal accommodation comprises entrance hall, living/dining room, kitchen area, two bedrooms and two en-suite shower rooms. Outside storage space for bins and bikes and a lovely landscaped communal garden. There is also off road parking. Call or email us now to arrange your viewing.

Communal entrance hall

With entrance door to front aspect and stairs rising to first floor.

Entrance hall 3.15 x 1.98

With double glazed sash window to front aspect, radiator and smoke detector.

Living/Dining area 4.27 x 3.05

With two double glazed sash windows to rear aspect, television point, telephone point and radiator.

Kitchen 3.28 x 1.88

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, electric oven, electric hob with cookerhood over, fitted fridge/freezer, fitted washer/dryer, fitted dishwasher, gas fired combination boiler, tiled flooring, radiator, spotlights and double glazed sash window to rear aspect.

Bedroom two 3.20 x 2.59

With two double glazed windows to front aspect, radiator and door to:

En-suite 1.93 x 1.37

Part tiled suite comprising of low level W.C, wash hand basin, shower cubicle heated towel rail, extractor fan and downlighters.

Landing 2.29 x 2.06

L Shaped landing with stairs rising from entrance hall, radiator and rooflight to rear aspect.

Bedroom one 3.71 x 3.73

(With some restricted head height) With double glazed window to front aspect, rooflight to rear aspect, fitted wardrobes, television point, radiator and door leading to:

En-suite 1.93 x 1.37

Fully tiled suite comprising of low level W.C, wash hand basin, shower cubicle, extractor fan, heated towel rail, downlighter and rooflight to front aspect.

Outside

To the rear of the property there is a communal low maintenance rear garden, communal bin and bike stores and off road parking.

Agent notes

Deposit: £1,442.

Council tax: Band B: Approx. £1,218.

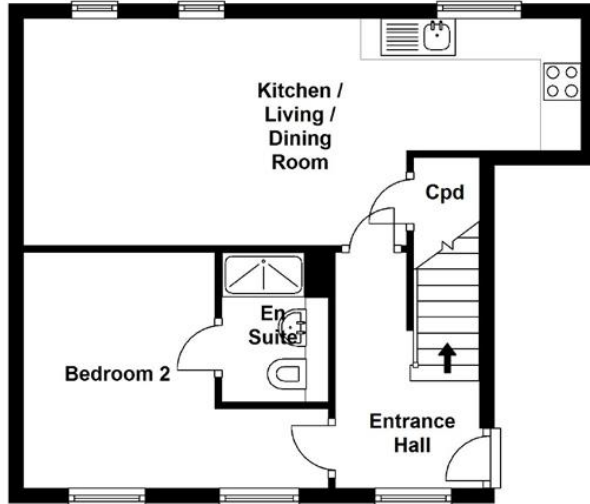
Non smokers only please.

Sorry no pets.

Available from the 24th January.

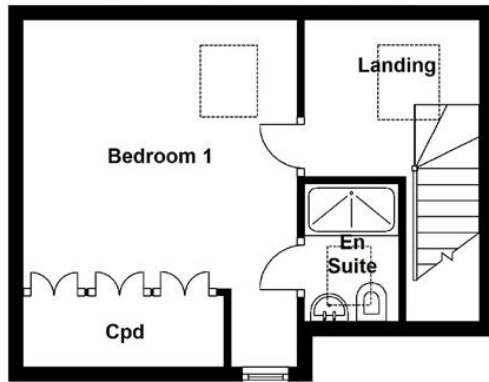
First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Second Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

