

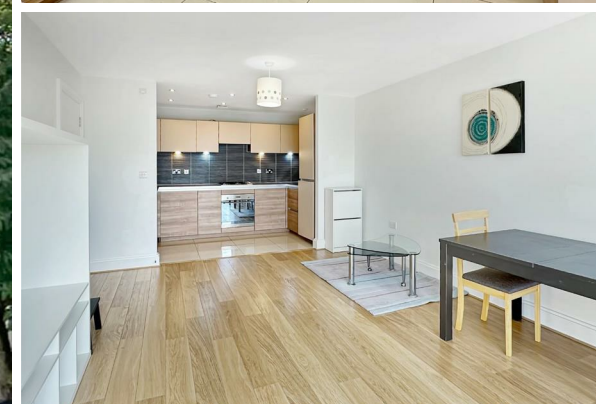


Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET



37 Fitzgerald Place, Cambridge, CB4 1WA

£1,800

- 740 sqft / 68 sqm - to be added - to be added

■ Top floor modern apartment

■ 2 bed, 2 bath, 1 recep

■ Secure allocated parking space

■ Communal EV charging points

■ West facing balcony off main reception area

■ Gas-fired heating to underfloor

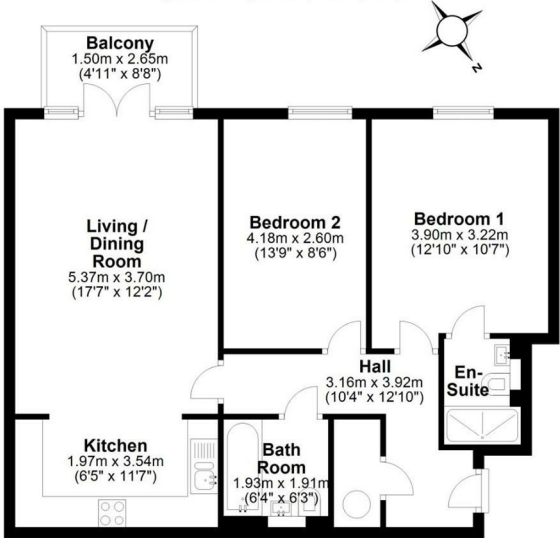
■ Scenic central location

■ EPC - B / 82

■ Council tax band - D

Floor Plan

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Directions

THE PROPERTY

An immaculately presented, light and spacious top floor apartment providing secure undercroft parking in Chesterton. Adjoining open meadows and easy access to riverside walks to the city centre.

The property is located close to a wide range of independent amenities and large open green spaces. Located on the top floor of a modern block incorporating undercroft parking with communal EV charging points, this spacious two bedroom, two bathroom apartment benefits from a high degree of natural light in all principal rooms and a west facing balcony.

The building provides a well-maintained communal entrance area with access to a lift and stairwell. Upon entering the property, a wide reception hall with storage cupboard leads to all the accommodation including a principal bedroom suite, a second double bedroom, a luxurious bathroom suite and an impressive open plan reception room incorporating a sitting area with access to an outside balcony, dining area and a modern, well-equipped kitchen with a full range of integrated appliances.

Outside, there are various communal seating areas for residents and guests. The property has the benefit of one allocated, secure parking space within the undercroft parking area. There are communal EV charging points available.

Council Tax Band D
EPC Rating B
Minimum Tenancy Length 12 months
Deposit £2070
Holding Deposit £390

SITUATION

