

# EMBASSY

LETTINGS & MANAGEMENT



## 2 Chaplen Street, Cambridge, CB2 9AT

**£2,700 Per month**

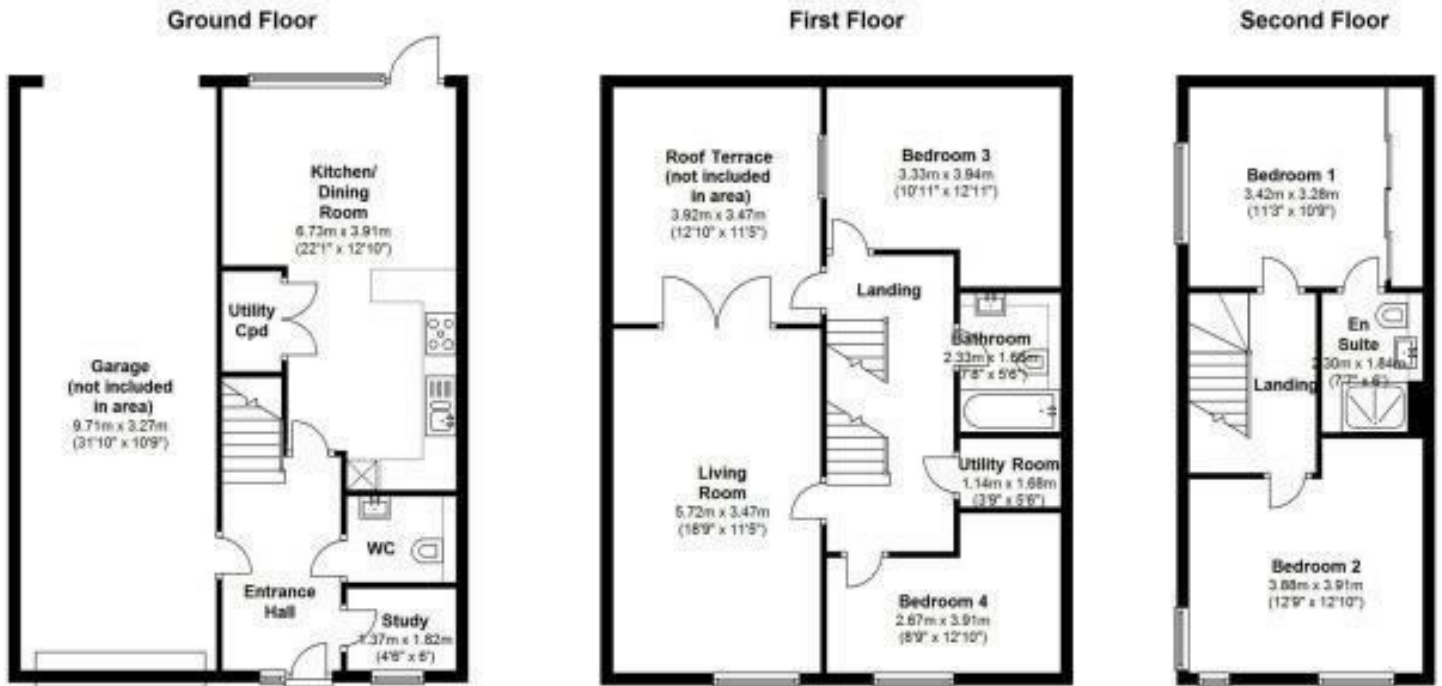
A contemporary, beautifully presented Four Bedroom Townhouse, constructed in the Abode Cambridge development just to the South of Cambridge Centre. Offering easy access to Addenbrookes and the City.

The property is finished to excellent standards and has been designed to create light and timeless living spaces.

The Entrance Hallway allows access to the Stairwell linking the whole of the property, there is a study and a ground floor cloakroom off from here, as well as a door to the covered garage area. The Kitchen to the rear is fitted with high-gloss white and wood finish units, white quartz stone work tops and splashbacks, high specification Integrated Appliances. Off from the Kitchen is the utility cupboard, where there is a Washing Machine and Tumble Dryer. Further back is the Dining area, with dual aspect full height glazed doors and windows allow plenty of natural light into the Kitchen/Dining area. From the dining area you access the enclosed, spacious Courtyard Garden, with decked and patio area, there is also a Timber Shed/Bike Store.

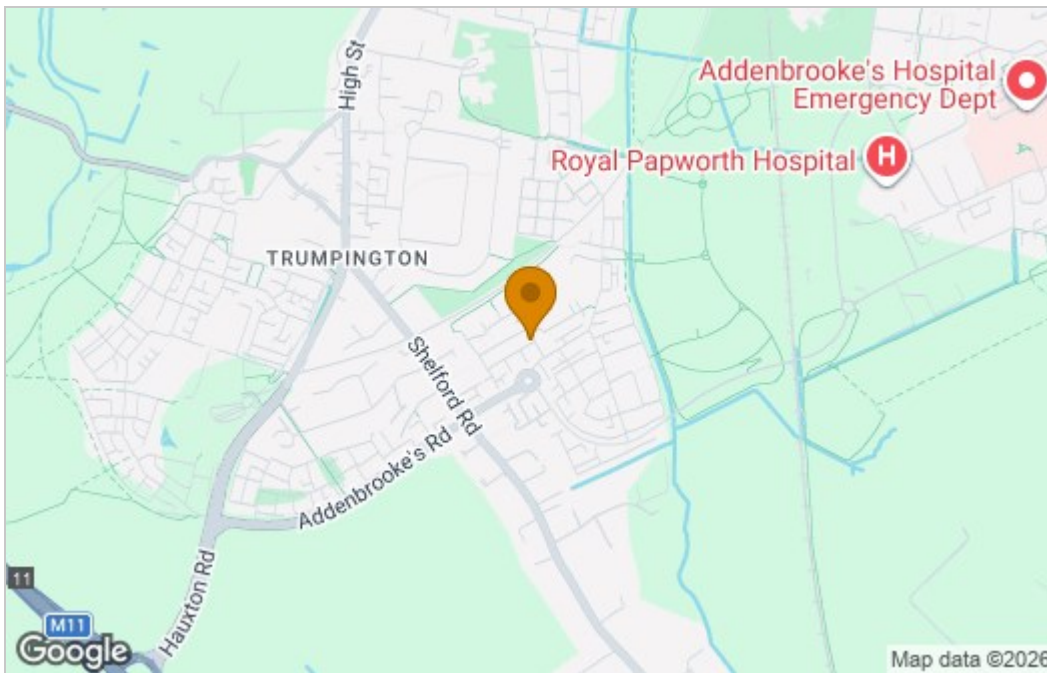


# Floor Plan



Total area: approx. 136.2 sq. metres (1467.1 sq. feet)  
 Area excludes the size of the garage and the roof terrace

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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