



High Street, Great Abington, CB21 6AB



High Street

Great Abington,
CB21 6AB

- Minimum of a 12 month tenancy
- Two double bedrooms
- Water & Sewerage charges included in the rent
- Parking for one car
- Gas Central heating - Landlord provides monthly bills from a sub meter
- EPC Exempt
- Available now

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A stunning two double bedroom first floor apartment boasting period features throughout, well proportioned living area and modern kitchen/diner. Parking for one car. Available now on an unfurnished basis. EPC Exempt and Council Tax Band D

2 2 1

£1,150 PCM





LOCATION

Abington adjoins the larger village of Great Abington which has its own fine Church, inn and stores. Cambridge is about 9 miles away, Haverhill and Saffron Walden are about 7 miles distant and the village is also conveniently placed for access to London's Liverpool Street via either Whittlesford or Audley End stations and the M11 motorway access points are at Stumps Cross (junction 9 - southbound only) or Duxford Interchange (junction 10).

ENTRANCE HALL

With door providing access to first floor.

LANDING

tall ceiling period radiators, cupboard housing insulated hot water tank, window to the side.

LIVING ROOM

Feature open fireplace, natural brick surround, tiled hearth, wooden mantel and surround, fitted storage cupboard to chimney breast recess, exposed timbers, tall ceilings, period radiators, a pair of sash windows.

KITCHEN/DINER

Range of fitted storage cupboards and drawers with rolled topped work surfaces with inset single drainer sink unit with mixer tap, fitted oven and hob, extractor fan, fridge freezer, space for washing machine, period style radiator, exposed timbers, and a pair of sash windows.

BEDROOM ONE

Double panelled radiator, sash windows to two aspects.

EN SUITE SHOWER ROOM

Feature fireplace with tiled hearth,

tiled shower cubicle, low level dual flush w.c., and wash hand basin, storage cupboard below, tiled floor, heated towel rail/radiator, shelving, sash window.

BEDROOM

Feature fireplace with tiled hearth, period radiator, sash window.

BATHROOM

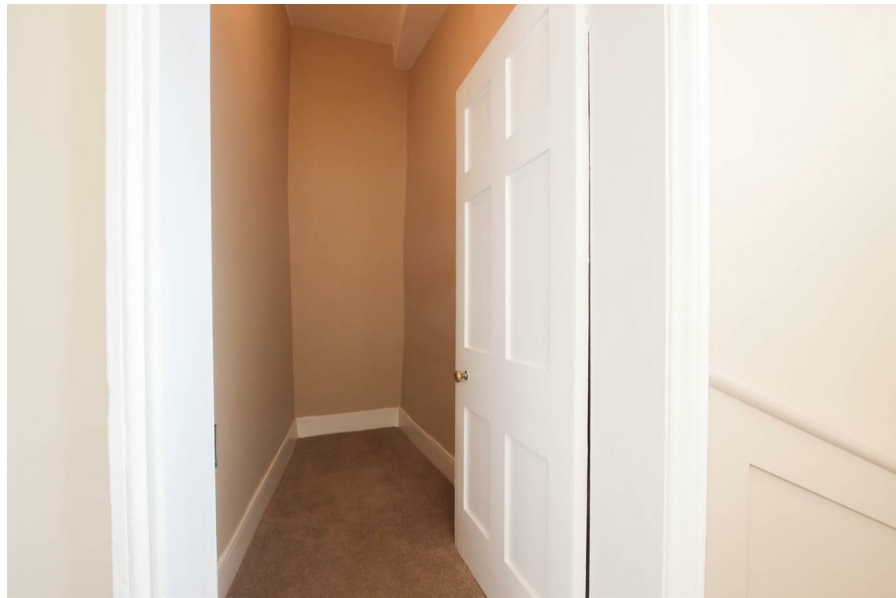
Fitted with white three piece suite comprising panelled bath with mixer/shower tap, dual flush w.c., and wash hand basin, storage cupboard, heated towel rail/radiator, tiled floor, sash window.

WALK-IN STORAGE CUPBOARD

OUTSIDE

To the front of the property there is parking for one car.







First Floor



Approx. gross internal floor area 131 sqm (1400 sqft)

£1,150 PCM

Council Tax Band - D

Local Authority - South Cambs

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.