



**Abberley Wood, Great Shelford, Cambridge, CB22 5EZ**

**CHEFFINS**

## Abberley Wood

Great Shelford, Cambridge,  
CB22 5EZ

**\*\* FULLY BOOKED FOR VIEWINGS PLEASE CALL  
01223 271916 TO BE ADDED TO THE CANCELLATION  
LIST\*\***

A well presented 1 bedroom 3rd floor apartment within a highly sought after and well served village. The accommodation comprises entrance hall, open plan living room/kitchen, 1 bedroom and bathroom. The property further benefits from allocated parking and communal gardens. We regret no pets. Unfurnished. Available from 07/08/2025. EPC: C and Council Tax Band: B.

### LOCATION

Great Shelford, a picturesque village in Cambridgeshire, features excellent transport links and diverse amenities. Direct rail services from its station connect to Cambridge and London, facilitating easy commuting. The village offers various shops, eateries and recreational facilities ensuring a high quality of life for its residents.



**£1,200 PCM**





## ENTRANCE HALL

entrance phone, built in cupboard and alcove and doors to open plan living room/kitchen, bedroom and bathroom off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, integrated appliances including oven, electric hob with extractor above, fridge, freezer, slimline dishwasher and washer dryer, further window to side aspect and open to living area with dormer window to rear aspect.

## BEDROOM

built in double wardrobe and dormer window to rear aspect.

## BATHROOM

shower over bath with glass shower screen, wc and wash basing with mirror above.

## LETTING AGENT NOTES

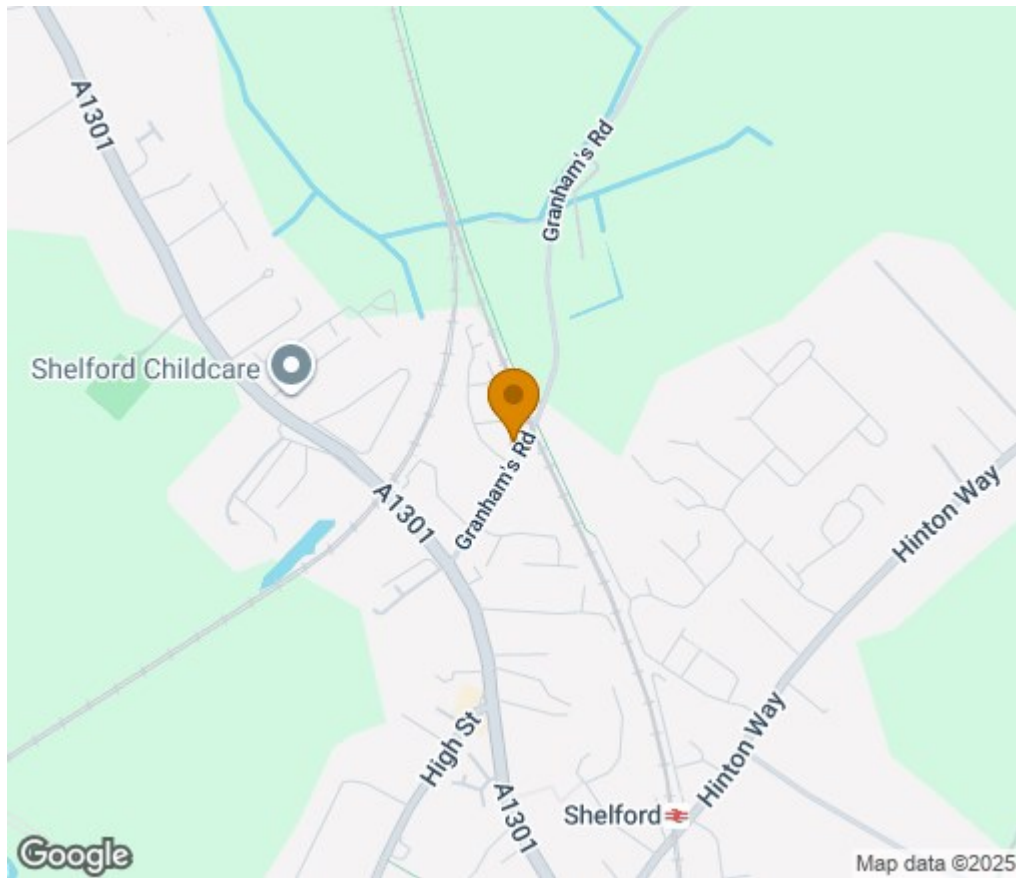
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £276

Deposit - £1384





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 02 plus <b>A</b>                            |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 78        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### Agents note:

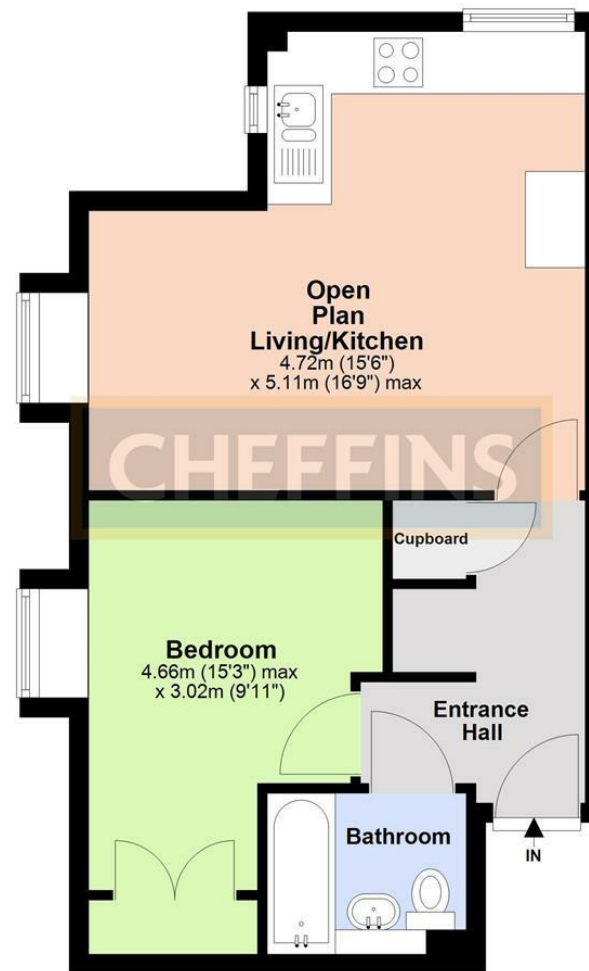
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Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.

### Third Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 43.0 sq. metres (462.5 sq. feet)

