



Claudius Walk, Northstowe, Cambridge, CB24 1BL

CHEFFINS

Claudius Walk

Northstowe, Cambridge,
CB24 1BL

A modern 2 bedroom second floor apartment located within this recently created village between Cambridge and St Ives. The well presented accommodation comprises entrance hall, living room open to kitchen, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Allocated parking space. We regret no pets. Unfurnished. Available now. EPC: B and Council Tax Band: B.

LOCATION

Claudius Walk is located within the recently built village of Northstowe positioned between the villages of Longstanton and Willingham. The property is a short distance from the Guided Bus route (with cycle path) proving fast access to Cambridge and St Ives and the village offers easy access to the A14, M11 and A1. A wide range of local amenities including shops can be found in the neighbouring villages.

 2  2  1

£1,350 PCM



**ENTRANCE HALL**

window to rear aspect, built in cupboard and doors to living room, bedrooms and bathroom off.

LIVING ROOM

window and double doors to front aspect with Juliet balcony and open to:

KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer.

BEDROOM 1

fitted wardrobe with sliding mirrored doors, window to front aspect and door to:

EN-SUITE SHOWER

shower enclosure, wc and wash basin with mirror above.

BEDROOM 2

fitted wardrobe and window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc and wash basin with window to rear aspect above.

OUTSIDE

Allocated parking space, secure bicycle store and bin store.

LETTING AGENT NOTES

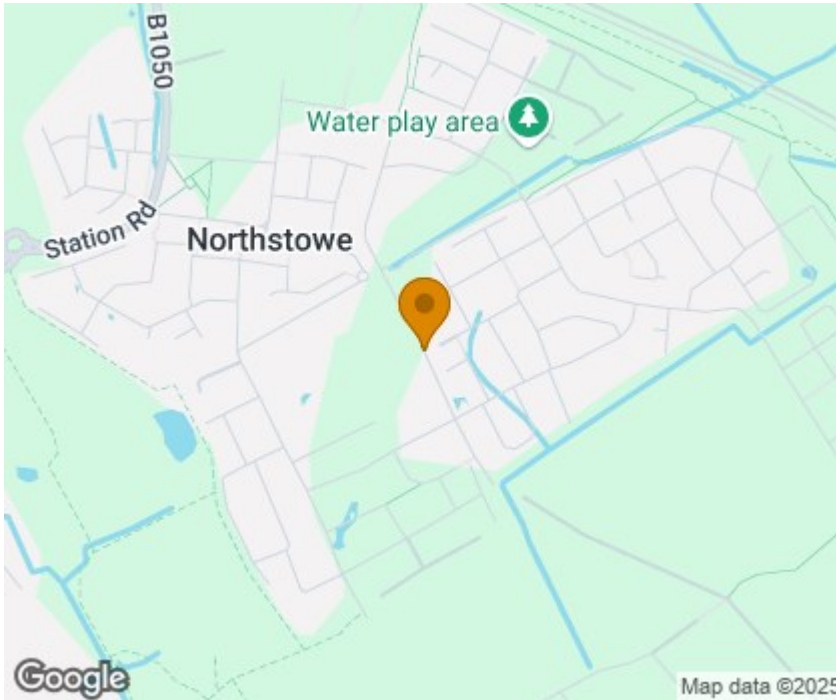
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £311

Deposit - £1557

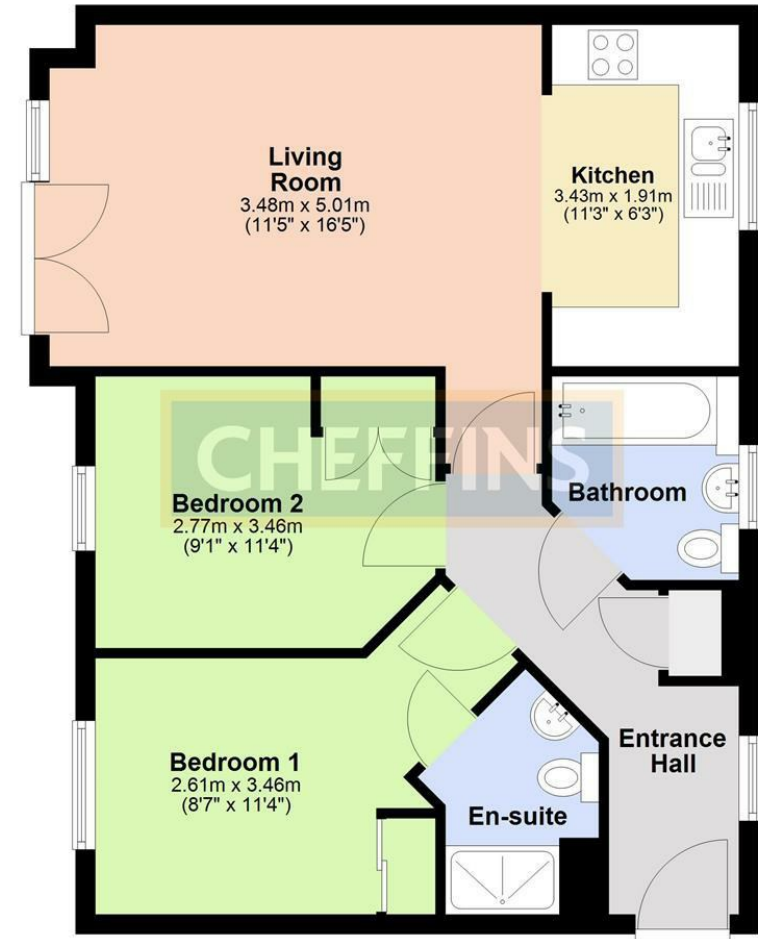




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Second Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

