


Regency Square, Cambridge, CB1 3WL

CHEFFINS

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# Regency Square

Cambridge,
CB1 3WL

2 2 1

## £1,800 PCM



A 1-2 bedroom ground floor apartment forming part of a small and select development off Rustat Road. The well proportioned accommodation comprises entrance hall, generous living room, kitchen, principal bedroom with en-suite shower room, 1 further study/bedroom and bathroom. Further benefits include allocated carport and communal gardens. Furnished. Available from 23/09/2026. EPC: C and Council Tax Band: C.

## LOCATION

Located within the Coleridge ward of Cambridge off Rustat Road on the south side of the city convenient for access to Cambridge train station and the CB1 Business District (0.6 miles), Addenbrookes (1.5 miles) and the city centre (1.1 miles). A good range of local amenities can also be found nearby on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)







**ENTRANCE HALL**
entry phone, built in cupboard, airing cupboard housing hot water cylinder and doors to kitchen, living room, bedrooms and bathroom

**KITCHEN**
base and wall units, work tops, 1.5 bowl sink with window to front aspect above, wall unit housing gas central heating boiler, integrated appliances including oven, gas hob with extractor above and fridge freezer and freestanding appliances including microwave, slimline dishwasher and washing machine.

**LIVING ROOM**
bay window to front aspect, further window to front aspect and furniture comprising dining table with chairs, shelving unit, 2 sofas, coffee table, side table and desk.

**BEDROOM 1**
built in double wardrobe, bay window to rear aspect, furniture comprising double bed and chest of drawers and door to:

**EN-SUITE SHOWER ROOM**
shower enclosure, wash basin, wc and window to rear aspect.

**BEDROOM 2**
built in wardrobe, window to rear aspect and furniture comprising single bed with under bed trundle.

**BATHROOM**
bath, wc, wash basin and window to rear aspect.

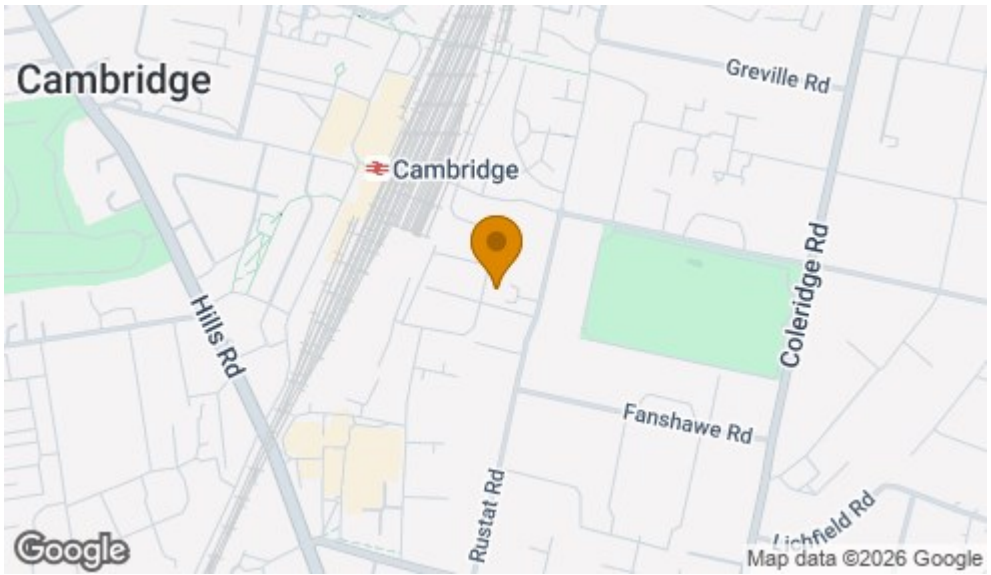
**LETTING AGENT NOTES**
For more information on this property please refer to the Material Information brochure on our Website.

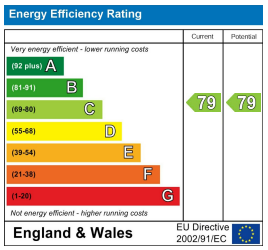
Holding Deposit - £392
Deposit - £1961

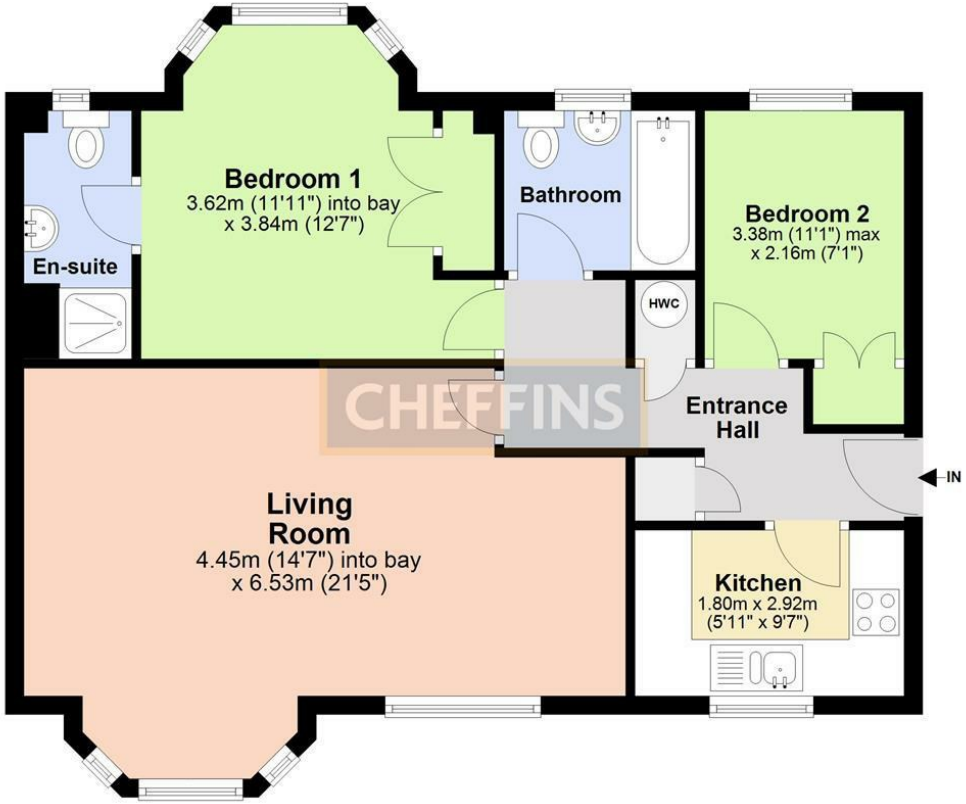









Total area: approx. 64.4 sq. metres (692.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.