

Pepys Court, Cambridge, CB4 1GF

CHEFFINS

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2 2 1

£1,995 PCM



- Penthouse Apartment
- Available NOW
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Roof Terrace & Balcony
- Allocated Parking

A 2 bedroom Penthouse with river views and large roof terrace located in a desirable residential development just a mile north of the historic city centre and within easy reach of Cambridge North train station, Cambridge Science Park and Midsummer Common. The accommodation comprises entrance hall, open plan living room with kitchen and balcony, 2 double bedroom and 2 bathrooms (1 en suite). Large private roof terrace, allocated parking and secure bicycle store. Unfurnished. Available NOW. EPC: B and Council Tax Band: C.









LOCATION

Pepys Court forms part of a popular development in Chesterton close to the River Cam with a pedestrian bridge over to Stourbridge Common and a riverside path to Cambridge city centre approximately 1.5 miles away. There is a good range of local amenities on nearby Chesterton High Street and the development is conveniently positioned for access to the Science Park, A14/M11 and Cambridge and Cambridge North railway stations.

ENTRANCE HALL
airing cupboard. The open plan living room, 2 bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING/DINING ROOM
sliding patio doors to balcony. The living room is open to:

KITCHEN
fitted kitchen with base and wall units, work tops with breakfast bar, sink, window to rear aspect and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer.

BALCONY
accessed off the open plan living room with glass and rail balustrade.

BEDROOM 1
window to side aspect, fitted wardrobe and door to:

EN SUITE SHOWER ROOM
walk in shower, wash basin with mirror above, WC, heated towel rail and window to front aspect.

BATHROOM
shower over bath, WC and wash basin with mirror above, heated towel rail and window to side aspect.

BEDROOM 2
window to front aspect and fitted wardrobe.

ROOF TERRACE
large roof terrace with timber decking and glass and rail balustrades.

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

Holding Deposit - £460
Deposit - £2301





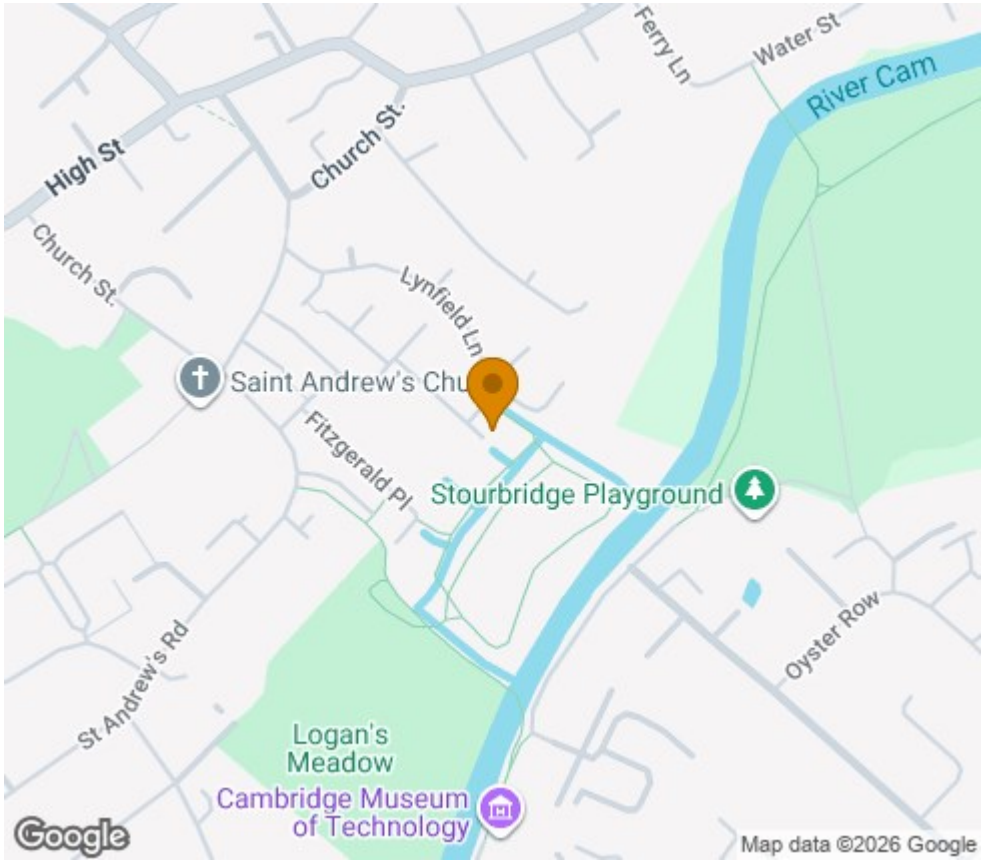


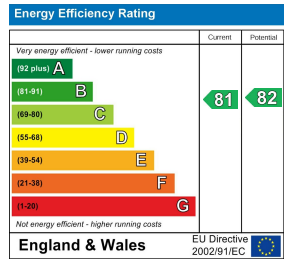


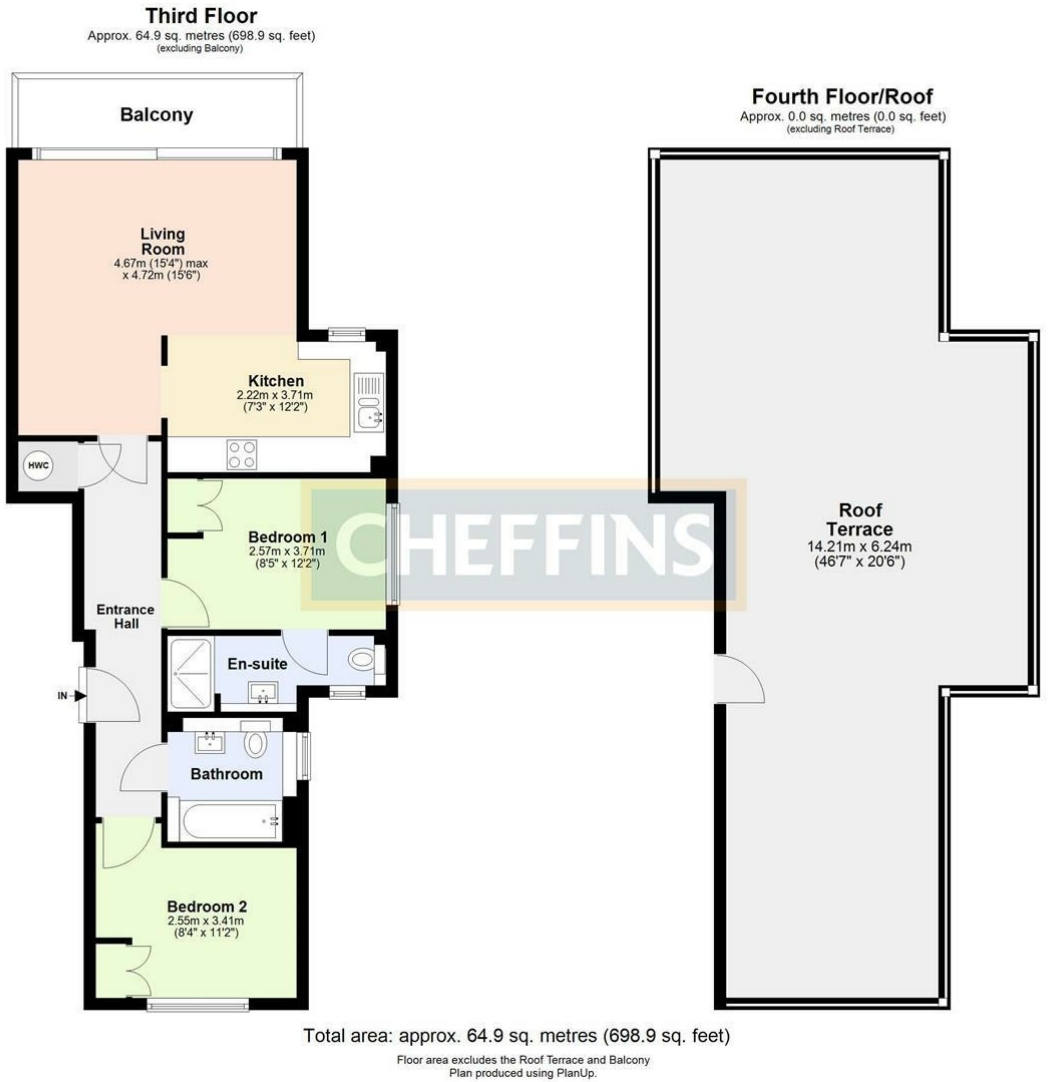












Total area: approx. 64.9 sq. metres (698.9 sq. feet)

Floor area excludes the Roof Terrace and Balcony
Plan produced using PlanUp.

Agents note:
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.