



Newmarket Road, Cambridge, CB5 8BD

CHEFFINS

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A modern 1 bedroom ground floor duplex apartment close to the retail park and within easy access to the city centre. The accommodation finished to a high standard comprises entrance hall, 1 double bedroom, shower room, study/dressing room and lower ground floor open plan living room with fitted kitchen and access to courtyard garden with store room. We regret no pets. No parking available. Unfurnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

The property is located on Newmarket Road within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre, Cambridge Retail park, Beehive Centre, popular Mill Road and Chesterton nearby. The property is convenient for access to the historic city centre and Cambridge railway station and CB1 Business District approximately 1.2 miles away.



£1,350 PCM





ENTRANCE HALL

with stair case to basement level. The bedroom, shower room and study/dressing room are accessed off the entrance hall.

BEDROOM

with 2 windows to front aspect.

SHOWER ROOM

with shower enclosure, WC with mirror above, wash basin with vanity unit below and mirror above and heated towel rail.

STUDY/DRESSING ROOM

with window to rear aspect.

STAIR CASE

down to:

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall

units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge freezer and washer dryer. Living area with entrance phone, under stairs recess, Velux skylight and patio doors to:

COURTYARD GARDEN

with door to:

STORE ROOM

with power and lighting.

LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £311

Deposit - £1557

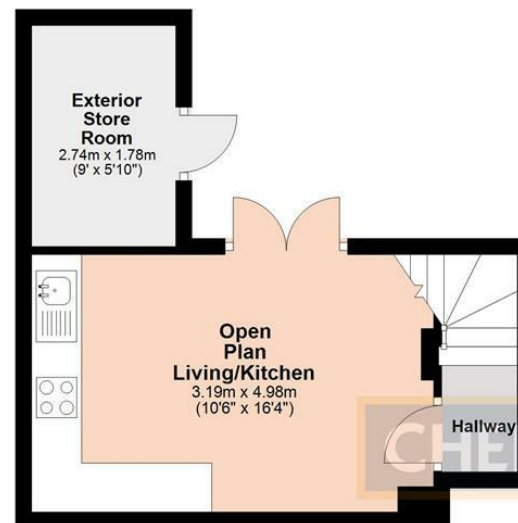




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lower Ground Floor

Approx. 18.7 sq. metres (200.8 sq. feet)



Ground Floor

Approx. 24.9 sq. metres (268.3 sq. feet)



Total area: approx. 43.6 sq. metres (469.2 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes Exterior Store Room
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.