



Warren Close, Cambridge, CB2 1LB

**CHEFFINS**

# Warren Close

Cambridge,  
CB2 1LB

A 1 bedroom 4th floor apartment forming part of this popular development a short distance to the railway station and convenient for access to the city centre and Addenbrooke's. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom, bathroom and generous balcony. The property further benefits with secure allocated parking space and secure bicycle storage. We regret no pets. Unfurnished. Available now. EPC: B and Council Tax Band: C.

 1  1  1

**£1,475 PCM**



## LOCATION

The property is located within the Petersfield ward of Cambridge off Station Road on the south side of the city and most conveniently placed for access to Cambridge train station and the CB1 Business District (0.2 miles). The property is also convenient for access to the city centre (0.6 miles) and Addenbrookes (1.6 miles). A good range of local amenities can also be found nearby and further amenities can be found on popular on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)

**ENTRANCE HALL**

built in store cupboard, entry phone, doors to living room, bedroom and bathroom off.

**LIVING ROOM**

2 double glazed doors to balcony and open to:

**KITCHEN**

base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washer machine.

**BEDROOM**

built in wardrobe with sliding mirrored doors and double glazed door to:

**BALCONY**

timber decking, rail balustrade and sliding sunshade panels.

**BATHROOM**

shower over bath, WC and wash basin with mirror above.

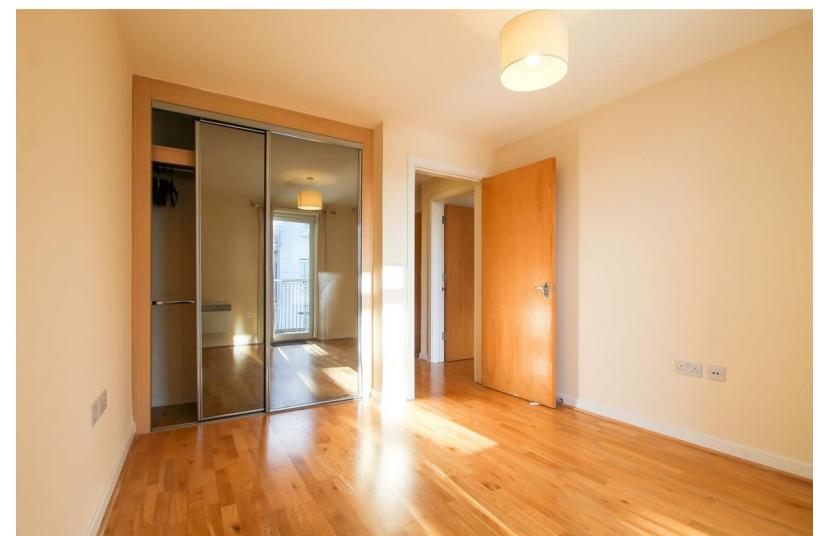
**LETTING AGENT NOTES**

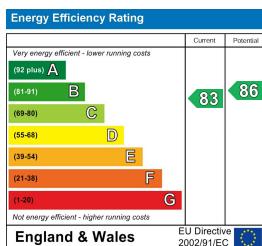
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £340

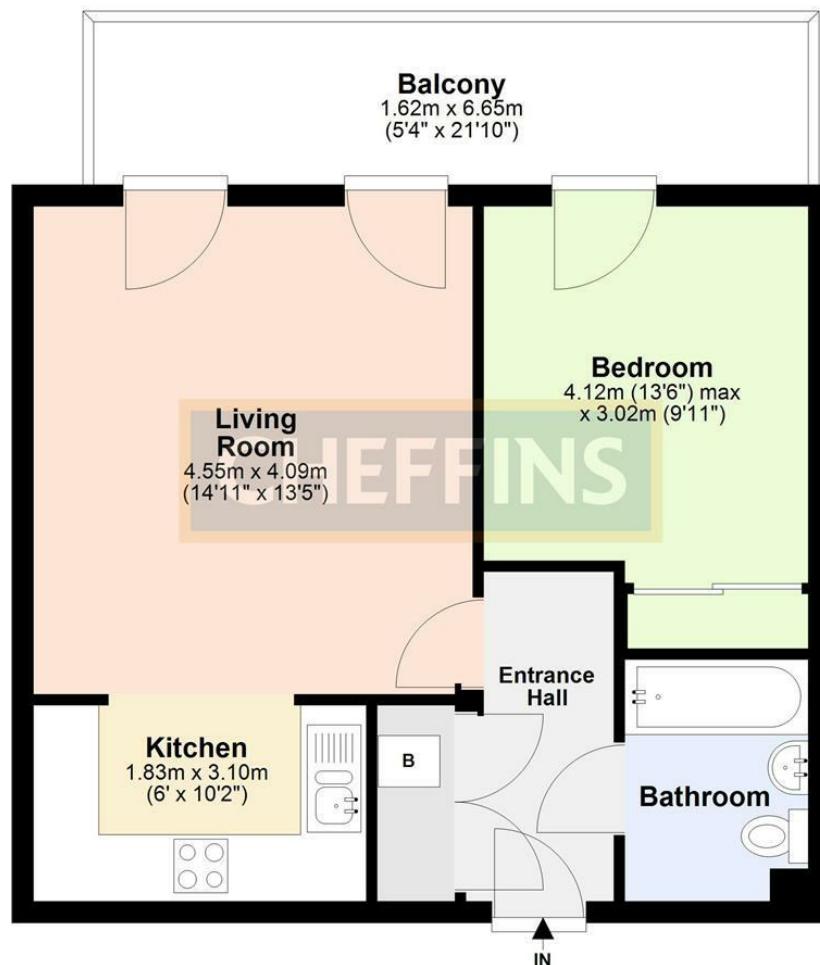
Deposit - £1701





## Fourth Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 46.8 sq. metres (504.0 sq. feet)

### 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](http://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.



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