



Falmouth Avenue, Cambridge, CB3 0UF

CHEFFINS

Falmouth Avenue

Cambridge,
CB3 0UF

3 2 2

£2,000 PCM

- Minimum 6 Month Tenancy
- Available from 11/08/2024
- Furnished
- EPC: B
- Council Tax Band: E
- Gas Central Heating
- Large Balcony
- Allocated Parking

A modern and spacious 3 bedroom second floor apartment forming part of the select Darwin Green development located off Huntington Road. The accommodation comprises entrance hall, living room open to kitchen/dining area and generous balcony off, principle bedroom with en-suite, 1 further double bedroom, 1 single bedroom and bathroom. Allocated parking space. Furnished. Available from 11/08/2025. EPC: B and Council Tax Band: E.





LOCATION



Located with a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.

ENTRANCE HALL

video entry phone, 2 built in cupboards, window to side aspect and doors to living room, bedrooms and bathroom off. Furniture includes chest or drawers and mirror.

LIVING ROOM

2 windows to side aspect, 2 further windows and glazed door to balcony and open to kitchen/dining area. Furniture includes corner sofa and coffee table.

KITCHEN/DINING ROOM

fitted with base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven, gas hob with extractor hood above, fridge freezer, dishwasher and washer dryer and 2 windows to front aspect. Furniture includes extending dining table with dining chairs.

BALCONY

metal decking and railings.

BEDROOM 1

fitted double wardrobe, window to side aspect and door to en-suite shower room. Furniture includes double bed, bed side and chest of drawers.

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin and heated towel rail.

BEDROOM 2

window to side aspect. Furniture includes corner desk with chair and shelving units.

BEDROOM 3

box window and further window to side aspect. Furniture includes single bed, wardrobe, dressing table with chair.

BATHROOM

shower over bath with glass shower screen, wc, wash basin and heated towel rail.

PARKING

Allocated parking space for 1 car.

LETTING AGENT NOTES

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

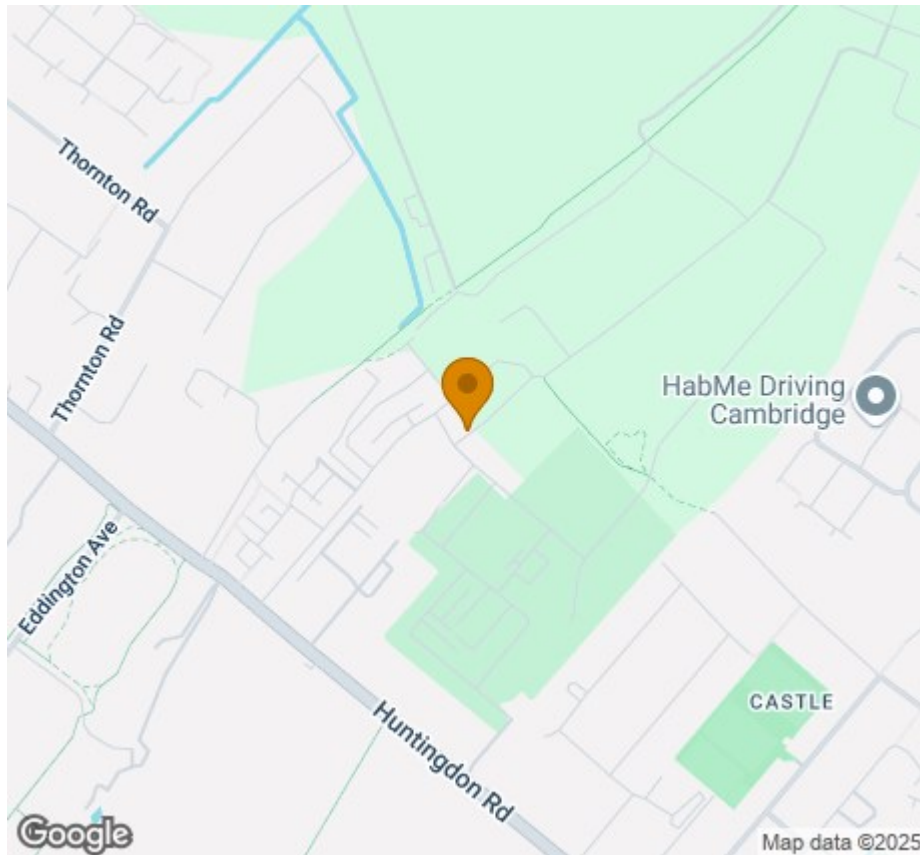
Term - Minimum 6 month tenancy

Holding Deposit - £461

Deposit - £2307







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents note:

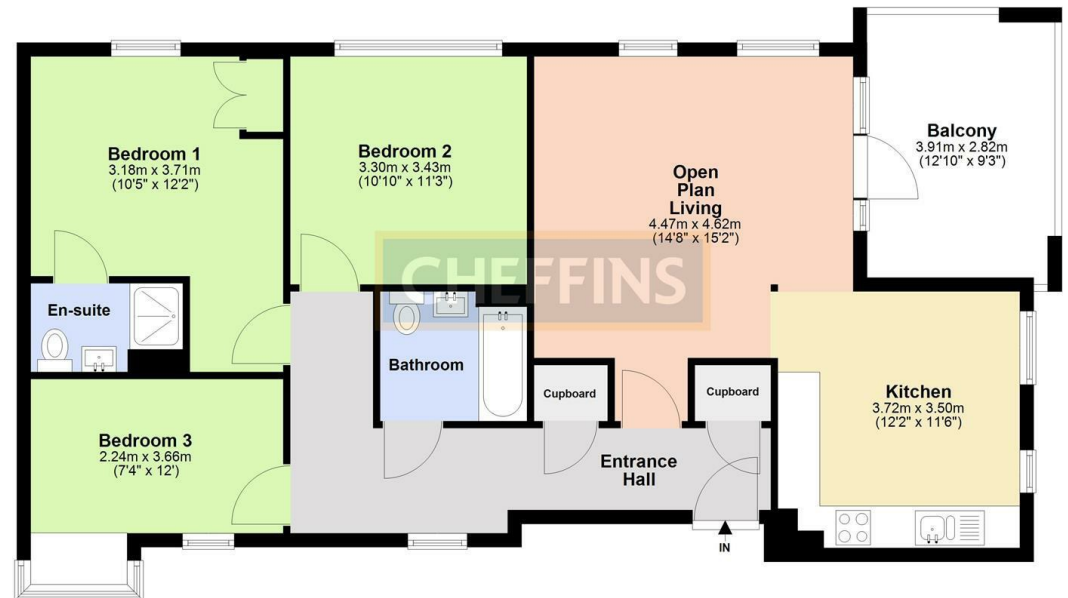
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

Second Floor

Approx. 91.8 sq. metres (987.6 sq. feet)



Total area: approx. 91.8 sq. metres (987.6 sq. feet)

Floor area excludes the Balcony
Plan produced using PlanUp.



CHEFFINS