



Queensway, Cambridge, CB2 8AY

**CHEFFINS**

## Queensway

Cambridge,  
CB2 8AY

A newly redecorated first floor studio apartment located in a highly sought after south city position with easy access to the city centre and train station. The accommodation comprises kitchen, bed/living room and shower room. The property further benefits from a balcony and residents parking. Unfurnished. Available now. EPC: C and Council Tax Band: A.

### LOCATION

Located in the Trumpington ward of Cambridge the property is positioned close to the Botanical Gardens and offers convenient access to the historic city centre (0.8 miles), Cambridge train station and CB1 Business District (0.8 miles) and Addenbrookes (1.9 miles). Distances approximate.

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**£1,250 Per Month**





## KITCHEN

Front door opening to: kitchen fitted with base and wall units, work tops, sink and integrated appliances including oven, gas hob with extractor above, fridge freezer and washer dryer. Window to front aspect.

## SHOWER ROOM

walk in shower with glass screen, wash basin with vanity unit below, WC and wall mirror.

## STUDIO ROOM

windows to rear aspect and door leading to:

## BALCONY

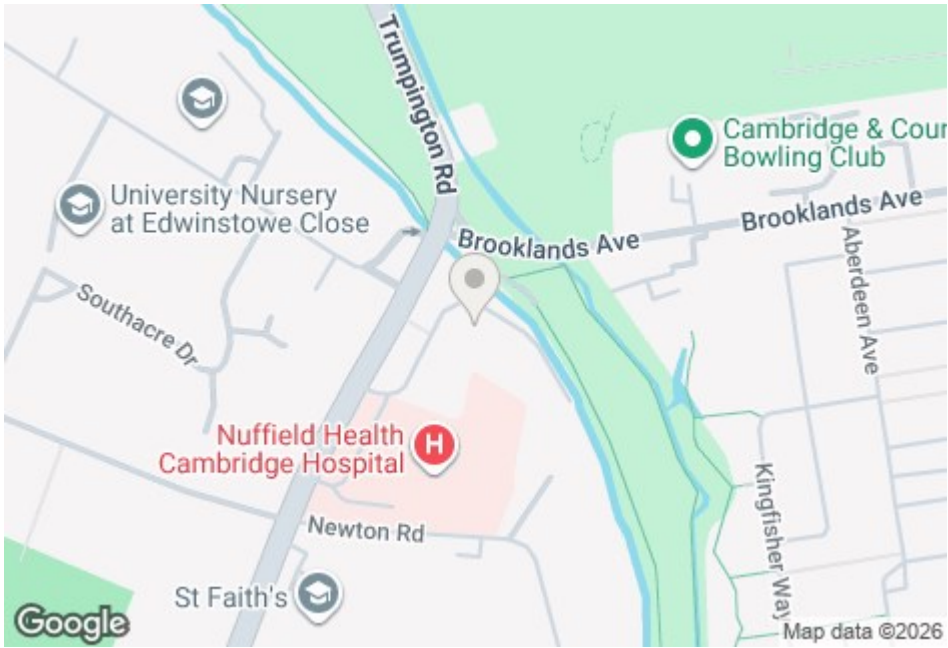
Decking and railings

## LETTING AGENT NOTES

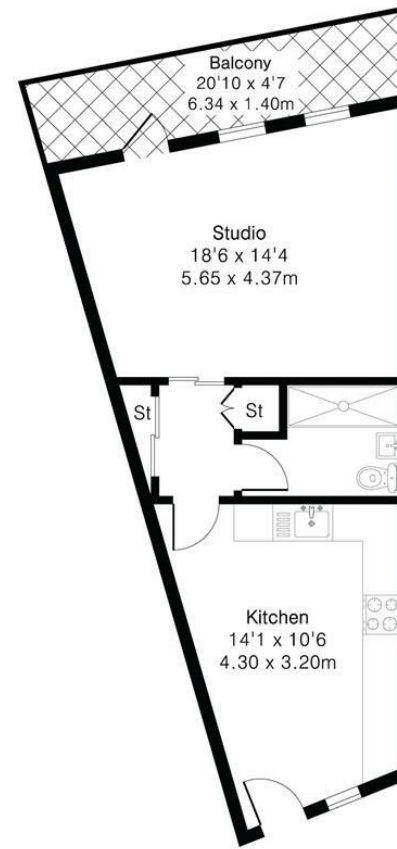
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £288

Deposit - £1442



Approximate Gross Internal Area 478 sq ft - 44 sq m



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	

£1,250 Per Month  
 Council Tax Band – A  
 Local Authority – Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

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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.

