

Warren Close, Cambridge, CB2 1LE

CHEFFINS

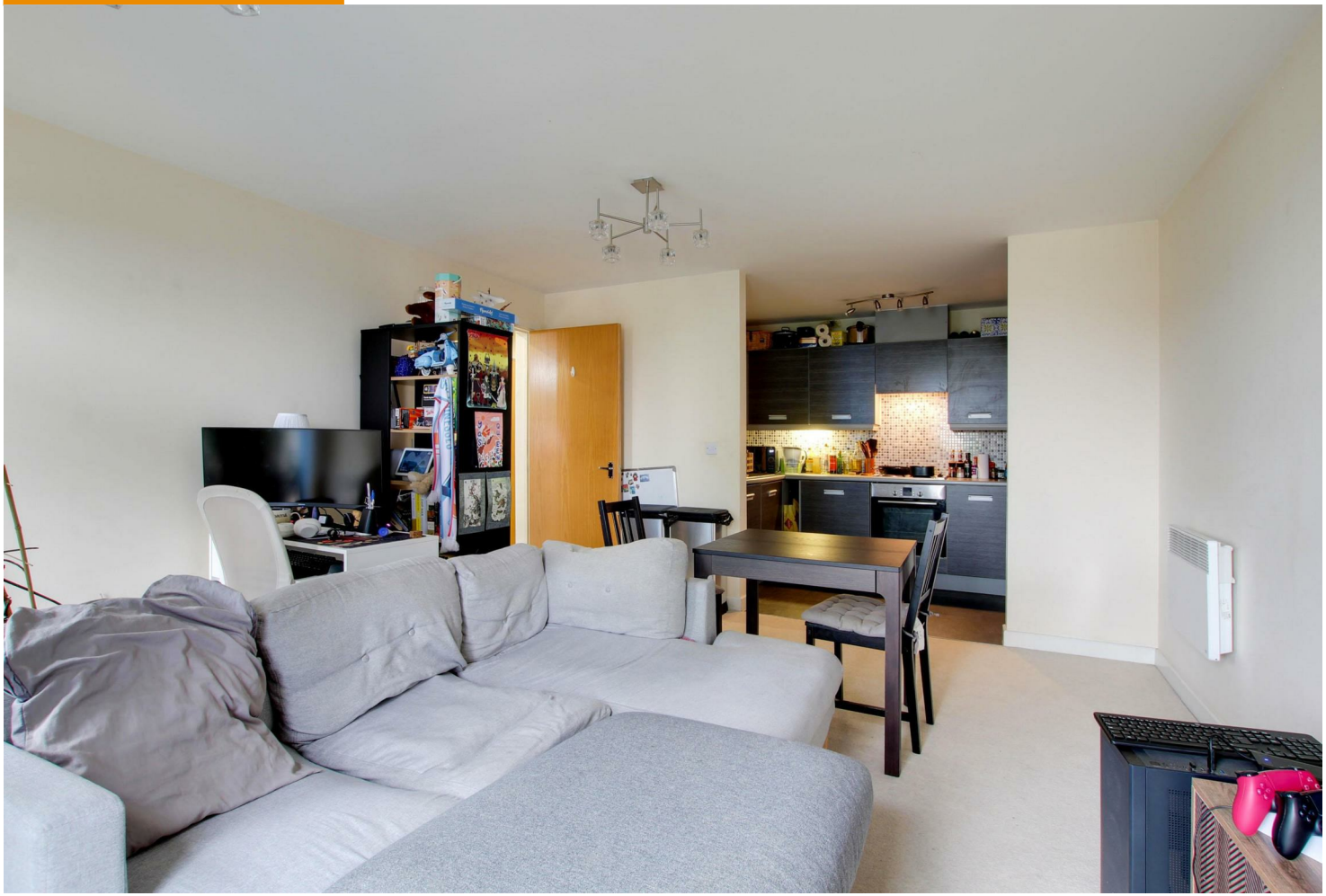
CHEFFINS

Warren Close

Cambridge,
CB2 1LE

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£1,700 PCM



A well-presented one-bedroom top-floor apartment forming part of this popular development, conveniently located within a short distance of the railway station. The accommodation comprises entrance hall, open-plan living room and kitchen with access to a generous balcony, one double bedroom, and a bathroom. The property further benefits from a secure allocated parking space and secure bicycle storage. Unfurnished. Available from 30/10/2026. EPC: C and Council Tax Band: C.

LOCATION

The property is situated in the Petersfield ward of Cambridge, just off Station Road on the southern side of the city. It is ideally located for easy access to Cambridge train station and the CB1 Business District 0.2 miles distant. The city centre is around 0.6 miles from the property, while Addenbrooke's Hospital is 1.6 miles away. A wide range of local amenities are available nearby, with additional shops, cafés, and leisure facilities found along the popular Mill Road and at Cambridge Leisure Park. The area also benefits from excellent transport links. (All distances are approximate.)







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

LIVING ROOM
2 double glazed doors to rear aspect opening onto 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 dryer.

BEDROOM
built in double wardrobe with sliding mirrored doors and double glazed door to rear aspect opening to:

BALCONY
timber decking, rail balustrade and sliding sunshade panels.

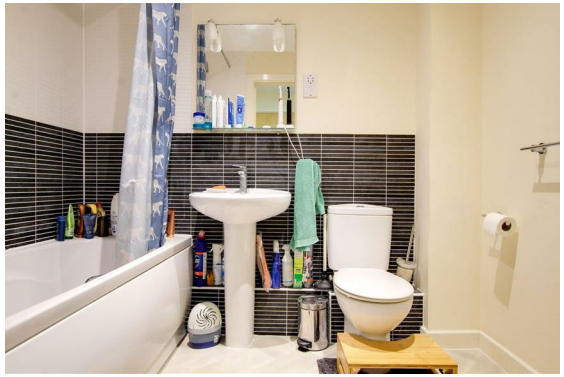
BATHROOM
shower over bath, WC and wash basin with mirror above.

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

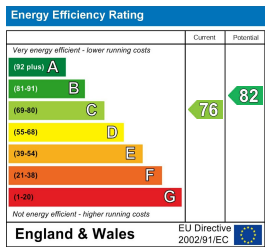
Holding Deposit - £392
Deposit - £1,961





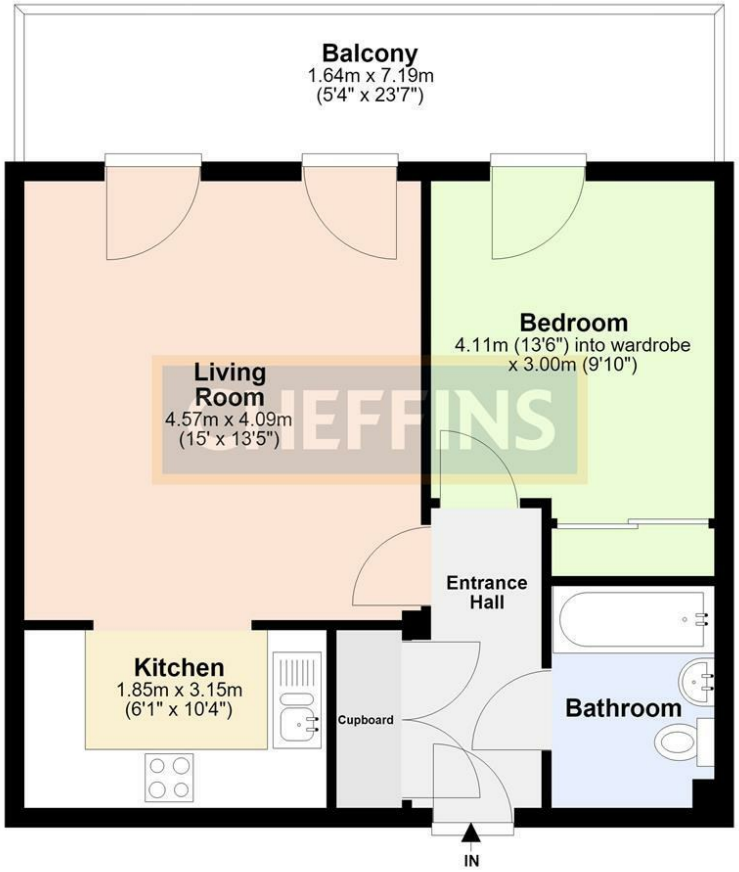






Sixth Floor

Approx. 46.9 sq. metres (504.3 sq. feet)
(excluding Balcony)



Total area: approx. 46.9 sq. metres (504.3 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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.