



Regency Square, Cambridge, CB1 3WL

CHEFFINS

Regency Square

Cambridge,
CB1 3WL

A 2 bedroom first floor apartment forming part of a small and select development off Rustat Road. The well proportioned accommodation comprises entrance hall, living room, kitchen, principal bedroom with en-suite shower room, 1 further bedroom and bathroom. Further benefits include allocated parking space and communal gardens. We regret no pets. Unfurnished. Available early August. EPC: C and Council Tax Band: C.

LOCATION

Located within the Coleridge ward of Cambridge off Rustat Road on the south side of the city convenient for access to Cambridge train station and the CB1 Business District (0.6 miles), Addenbrookes (1.5 miles) and the city centre (1.1 miles). A good range of local amenities can also be found nearby on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)



£1,800 PCM





ENTRANCE HALL

entry phone, airing cupboard housing hot water cylinder and doors to living room, bedrooms and bathroom off.

LIVING ROOM

windows to front and side aspect and door to:

KITCHEN

new fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, integrated oven and gas hob with extractor hood above and freestanding appliances including fridge freezer, dishwasher and washer dryer.

BEDROOM 1

built in double wardrobe, bay window to rear aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin, wall mirror and window to rear aspect.

BEDROOM 2

window to rear aspect.

BATHROOM

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

OUTSIDE

communal gardens, allocated parking space and secure allocated brick built store.

LETTING AGENT NOTES

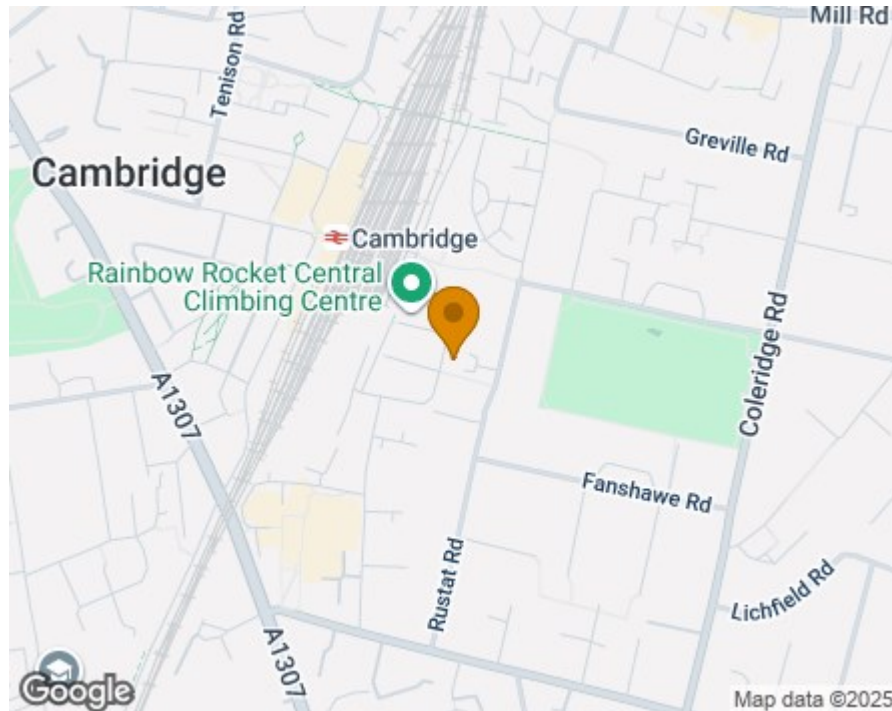
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £415

Deposit - £2076

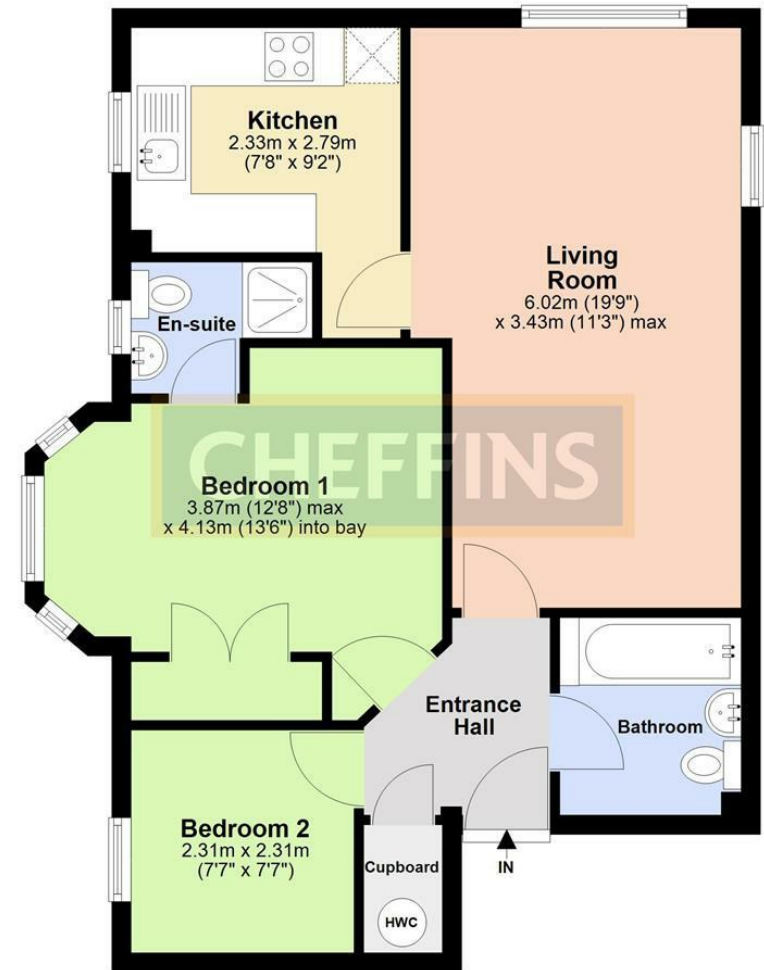




Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	80	82

First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 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: 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.

