



Bateman Street, Cambridge, CB2 1NB

CHEFFINS

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Cambridge,
CB2 1NB

A well presented 2 bedroom first floor apartment situated in a highly sought after city location with easy access to the train station and historic city centre. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom, 1 single bedroom and shower room. No parking available. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: B.

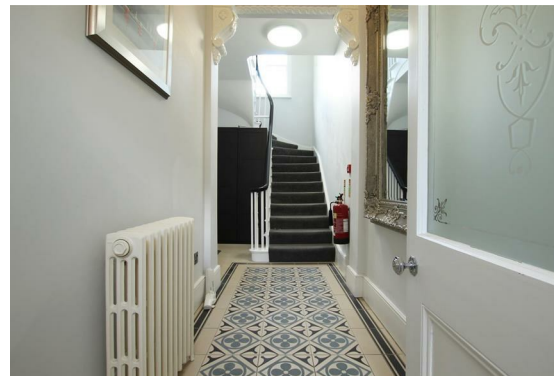
LOCATION

The property located is the central Market Ward of Cambridge on a highly desirable residential street close to Cambridge University Botanic Gardens. A range of amenities can be found close by and the location provides excellent access to Cambridge Train Station and CB1 Business District (0.6 miles) Cambridge's historic city centre (Market Square 0.8 miles) and Addenbrooke's Hospital (1.9 miles). (Distances approximate).

2 1 1

£1,450 PCM



**COMMUNAL ENTRANCE**

with stairs to first floor landing with door to:

ENTRANCE HALL

the living room, bedrooms and shower room are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

living area with feature fireplace (not in use), built in storage cupboards to alcoves and window to rear aspect. Kitchen area fitted with base units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge with ice box, slim dishwasher and washer dryer.

BEDROOM 1

with window to front aspect and cupboard housing hot water cylinder.

BEDROOM 2

with window to front aspect.

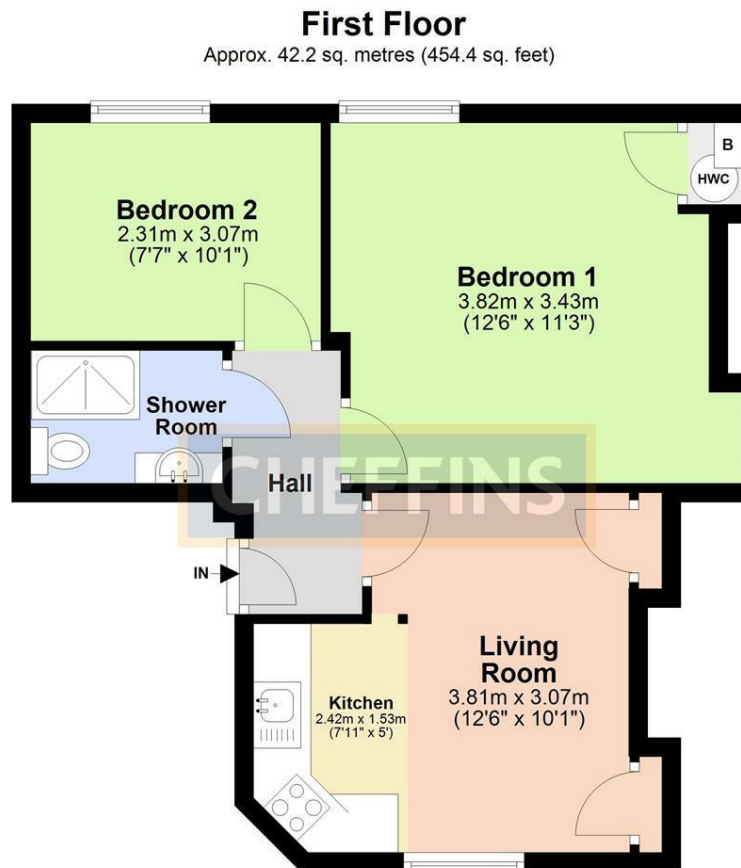
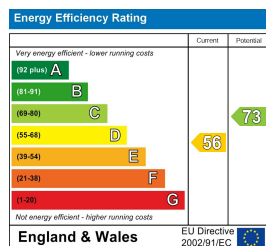
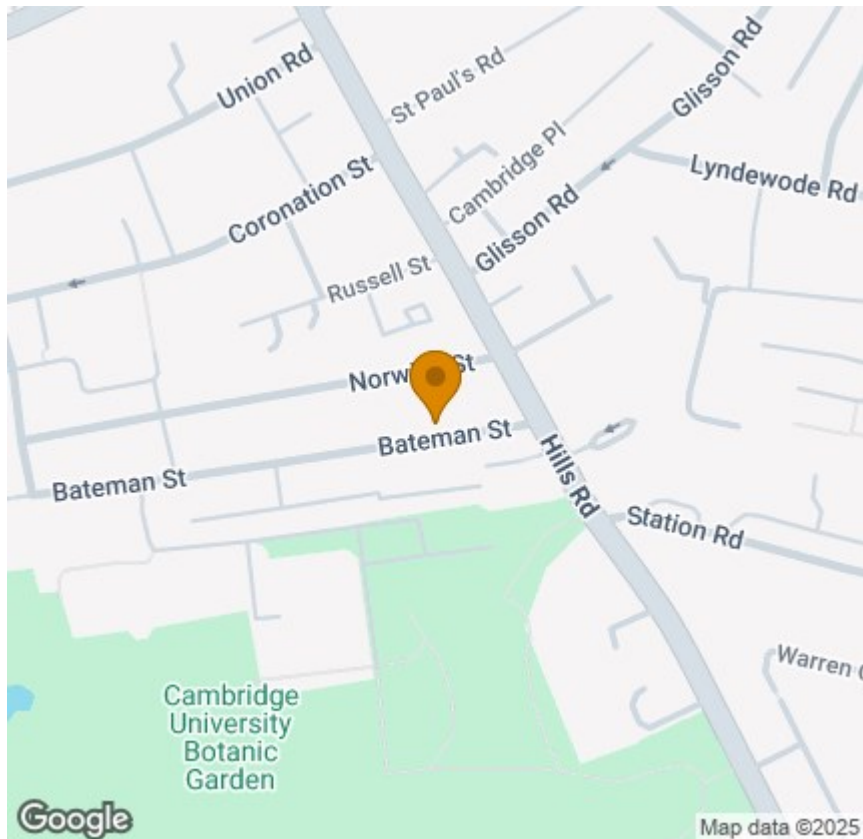
SHOWER ROOM

with shower enclosure, WC, wash basin with vanity unit below and mirrored cabinet above and heated towel rail.

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 - £334
Deposit - £1673



Total area: approx. 42.2 sq. metres (454.4 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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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.