



**The Copper Building, Kingfisher Way, Cambridge, CB2 8BL**



## Kingfisher Way

Cambridge,  
CB2 8BL

- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Electric Boiler and Underfloor Heating
- 2 Large Balconies
- Allocated Parking

A luxury 2 bedroom second floor apartment located within this select development off Brooklands Avenue with easy access to the train station and city centre. The accommodation comprises entrance hall, spacious open plan living room with fitted kitchen and extensive terrace, master bedroom with balcony and en-suite shower room, 1 further double bedroom and bathroom. Secure under croft parking. Unfurnished. Available now. EPC: C and Council Tax Band: D.

2 2 1

**£2,250 Per Month**





## LOCATION



The apartment is situated in the Petersfield ward of Cambridge, within the highly sought-after and award-winning Accordia development, located off Brooklands Avenue. A wide range of amenities are available nearby, and the property offers excellent access to Cambridge Train Station and the CB1 business district (0.7 miles), the historic city centre (0.8 miles), and Addenbrooke's Hospital (1.6 miles). (All distances are approximate).

## ENTRANCE HALL

video entry phone, built in cupboard housing washing machine and further built in cupboard housing hot water cylinder. The living room, bedrooms and bathroom are accessed off the entrance hall.

## LIVING ROOM

Dual aspect with full height windows to side and rear aspects with sliding doors to balcony terrace. The living room is open to:

## KITCHEN

fitted with base and wall units, work top, 1.5 bowl sink, breakfast bar, integrated appliances including oven, combination microwave oven, gas hob with extractor above, fridge freezer and dishwasher and full height window with sliding patio door to:

## BALCONY TERRACE

generous terrace decked and with glass and rail balustrade.

## BEDROOM 1

built in double wardrobe with sliding mirrored doors, full height window to rear aspect with door to balcony and door to:

## EN-SUITE SHOWER ROOM

walk-in shower, WC and wash basin with mirror above and heated towel rail.

## BALCONY

large balcony decked and with glass and rail balustrade.

## BEDROOM 2

2 full height windows to front aspect.

## BATHROOM

tiled bathroom with bath with hand held shower, WC and wash basin with wall mirror above and heated towel rail.

## LETTING AGENT NOTES

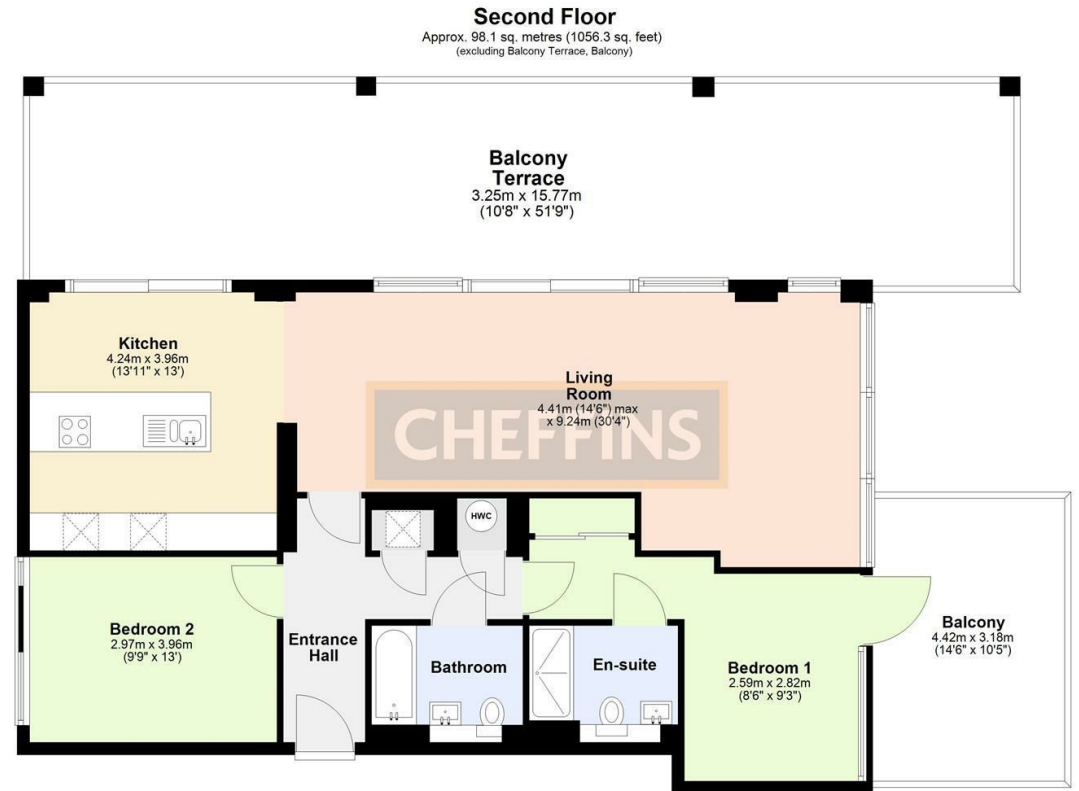
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £519

Deposit - £2596







Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

Floor area excludes the Balconies.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		70	72
(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.