



Kingsley Walk, Cambridge, CB5 8JY

CHEFFINS

Kingsley Walk

Cambridge,
CB5 8JY

- Available from 17/08/2026
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Allocated Parking
- Balcony
- Residents Gymnasium

A modern 2 bedroom 2nd floor city apartment forming part of this select development adjacent to Midsummer Common. The accommodation comprises entrance hall with store cupboard, spacious living room with fitted kitchen and balcony, master bedroom with en-suite shower room, further double bedroom and bathroom. Under floor heating throughout. Allocated parking space and use of residents gymnasium and on site Concierge service. Unfurnished. Available from 17/08/2026. EPC: C and Council Tax Band: F

🛏 2 🚿 2 🛋 1

£2,300 PCM





LOCATION



Kingsley Walk sits just off Newmarket Road, next to Midsummer Common, within Cambridge's Market ward. A variety of local amenities are close by, including those at the Grafton Centre, as well as the vibrant areas of Mill Road and Chesterton. The property also offers easy access to the historic city centre and Cambridge railway station, which is around 1.5 miles away.

ENTRANCE HALL

Built-in cupboard housing washing machine and tumble dryer and doors to open plan living room/kitchen, bedrooms and bathroom off.

OPEN PLAN LIVING ROOM/KITCHEN

Kitchen area fitted with bass and wall units, worktop with breakfast bar, 11/2 bowl sink and integrated appliances including oven, induction hob with extractor above, undercounter fridge and freezer. Open to the living area with window and sliding patio door to side aspect opening to Juliet balcony and 2 further sets of windows and sliding patio doors to rear aspect opening to:

BALCONY

timber decking, rail balustrades and views over the River Cam and Midsummer Common.

BEDROOM 1

Window and door to side aspect opening to Juliet balcony with views over Midsummer Common, built-in double wardrobe with sliding doors and door to:

EN-SUITE SHOWER ROOM

Shower enclosure, wc and wash basin with fitted shelving and mirrored cabinet above and heated towel rail.

BEDROOM 2

Built-in double wardrobe with sliding doors and windows and sliding patio doors to rear aspect opening to Juliet balcony.

BATHROOM

Shower over bath with glass shower screen, wc and wash basin with fitted shelving and mirrored cabinet above and heated towel rail.

LETTING AGENT NOTES

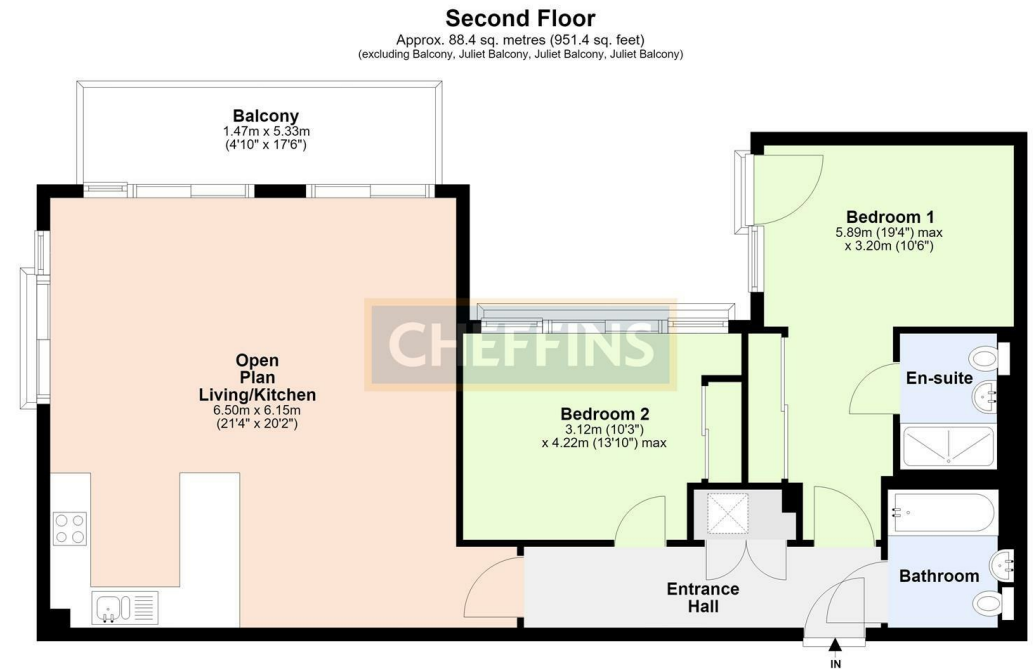
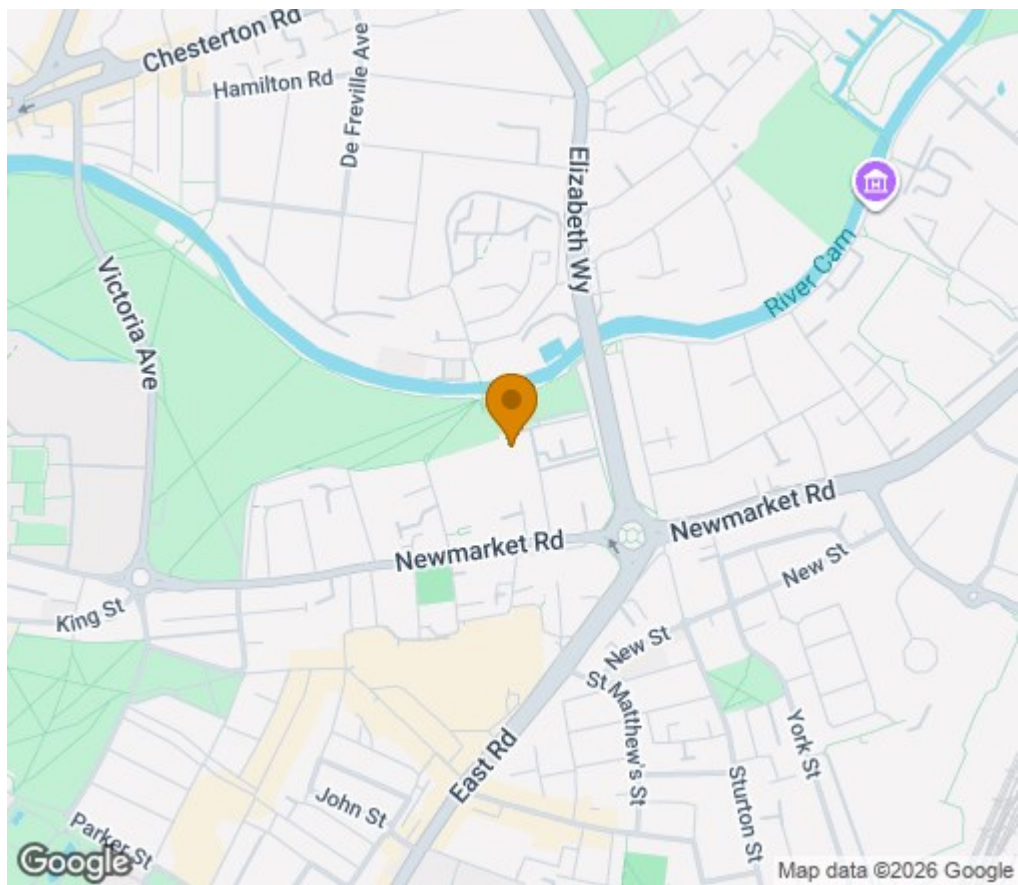
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £530

Deposit - £2653







Total area: approx. 88.4 sq. metres (951.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

