



Glenalmond Avenue, Cambridge, CB2 8DH

**CHEFFINS**

## Glenalmond Avenue

Cambridge,  
CB2 8DH

- 2 Allocated Parking Spaces
- 12 Months minimum tenancy
- Available Now
- Unfurnished
- EPC Rating: B
- Council Tax Band: F
- Gas Central Heating
- Roof Terrace & 2 Balconies

A 2 bedroom duplex penthouse with large roof terrace within this popular and select development. The accommodation comprises generous open plan living with fitted kitchen and access to roof terrace and balcony, master bedroom with en-suite shower room and balcony, further bedroom and bathroom. 2 allocated parking spaces. We regret no pets or sharers. Unfurnished. Available now. EPC Rating: B and Council Tax Band: F.

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£2,000 PCM





## LOCATION



The apartment is located in the Petersfield ward of Cambridge within a desirable residential development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).

## 6th FLOOR COMMUNAL HALLWAY

accessed via passenger lift or staircase and with door to:

## OPEN PLAN LIVING ROOM/KITCHEN

'L' shaped reducing to 11'11" (3.63m) and 16'9" (5.11m). Generous open plan living with:

### LIVING AREA

with staircase down to the 5th floor hallway, triple aspect with full height window to rear aspect, 2 sets of bi-fold doors to side aspect with access to roof terrace, 2 window to front aspect, door to balcony and open to:

### KITCHEN AREA

with base and wall units, work surfaces with breakfast bar, sink, integrated appliances including oven, gas hob with extractor above, fridge, freezer and dish washer and window to front aspect.

### ROOF TERRACE

'L' shaped reducing to 9'3" (2.82m) and 14'7" (4.45m). Large roof terrace paved and with glass and railing balustrades.

### BALCONY

with decking and glass and railing balustrades.

### STAIRS/5th FLOOR LANDING

stairs down to 5th floor landlord. Landing with 2 built in storage

cupboards (1 housing washer dryer) and door to 5th floor communal hallway. The bedrooms and bathroom are accessed off 5th floor landing.

### BEDROOM 1

with built in wardrobes, 2 windows to front aspect door to balcony and door to:

### EN SUITE SHOWER ROOM

with shower, WC and wash basin with wall mirror above, wall mounted mirrored cabinet and heated towel rail.

### BALCONY

with decking and glass and railing balustrades.

### STUDY/BEDROOM 2

with large built in storage cupboard and window to front aspect.

### BATHROOM

with shower over bath, WC and wash basin with wall mirror above, wall mounted mirrored cabinet and heated towel rail.

### LETTING AGENT NOTES

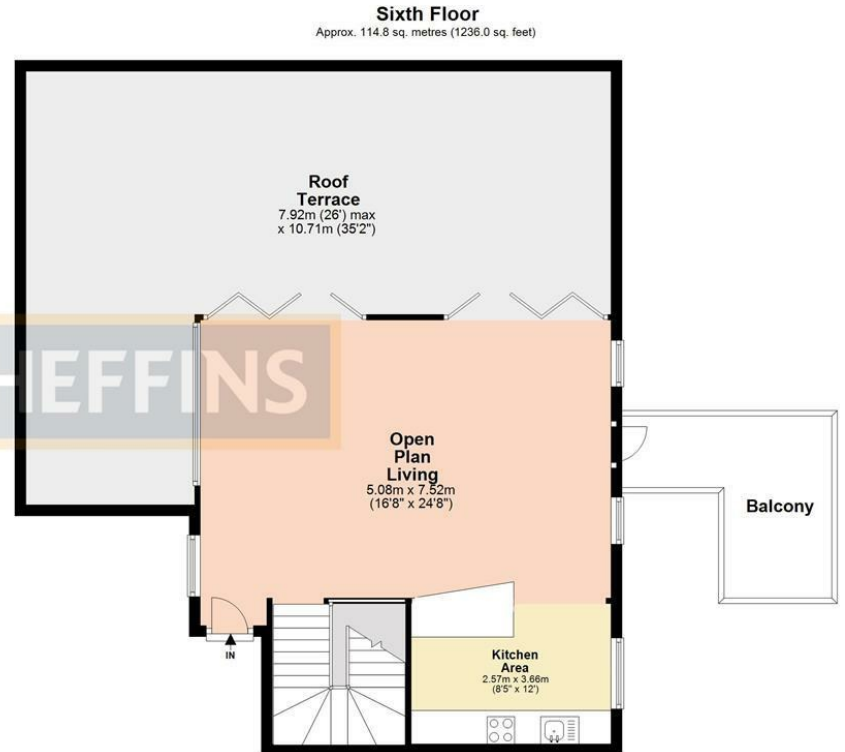
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £461

Deposit - £2307





Total area: approx. 159.4 sq. metres (1715.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		82	82
(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	

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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.