



**Chesterton Towers, Chapel Street, Cambridge, CB4 1DZ**



## Chesterton Towers

Chapel Street, Cambridge,  
CB4 1DZ

A newly refurbished 2 bedroom ground floor apartment within this small Chesterton development. The accommodation comprises entrance hall, living room, kitchen, two double bedrooms and shower room. The property benefits from a single garage, residents car park and communal gardens. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: C.

### LOCATION

Chesterton Towers is conveniently located in the popular CB4 district, just north of Cambridge city centre. Close to the River Cam, it offers attractive riverside walks and cycle routes into the city, around 1.5 miles away. The area benefits from a good range of local amenities on Chesterton High Street, while also providing excellent access to Cambridge Science Park, Cambridge Business Park, the A14 and M11, and Cambridge North railway station for links to London and beyond.



**£1,450 Per Month**



**ENTRANCE HALL**

with meter cupboard, door to living room and door to:

**KITCHEN**

newly fitted with base and wall units, work tops, breakfast bar, sink with window to side aspect above, integrated appliances including oven, electric hob with extractor above and slimline dishwasher and freestanding appliances including fridge freezer and washing machine.

**LIVING ROOM**

built in cupboard, window to side aspect and door to:

**INNER HALLWAY**

doors to the bedrooms and shower room off.

**BEDROOM 1**

fitted double wardrobe with sliding doors and window to rear aspect.

**BEDROOM 2**

fitted double wardrobe with sliding mirrored doors and window to rear aspect.

**SHOWER ROOM**

newly fitted walk-in shower, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect with obscured glass.

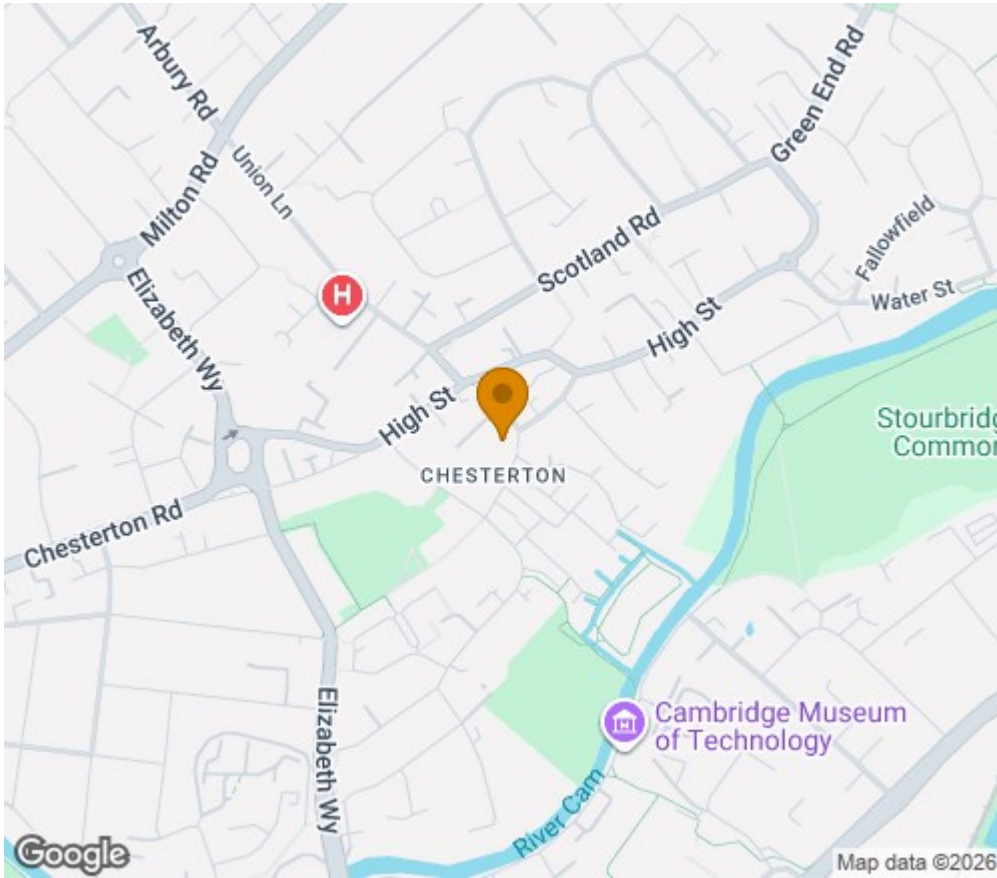
**LETTING AGENT NOTES**

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

Holding Deposit - £334

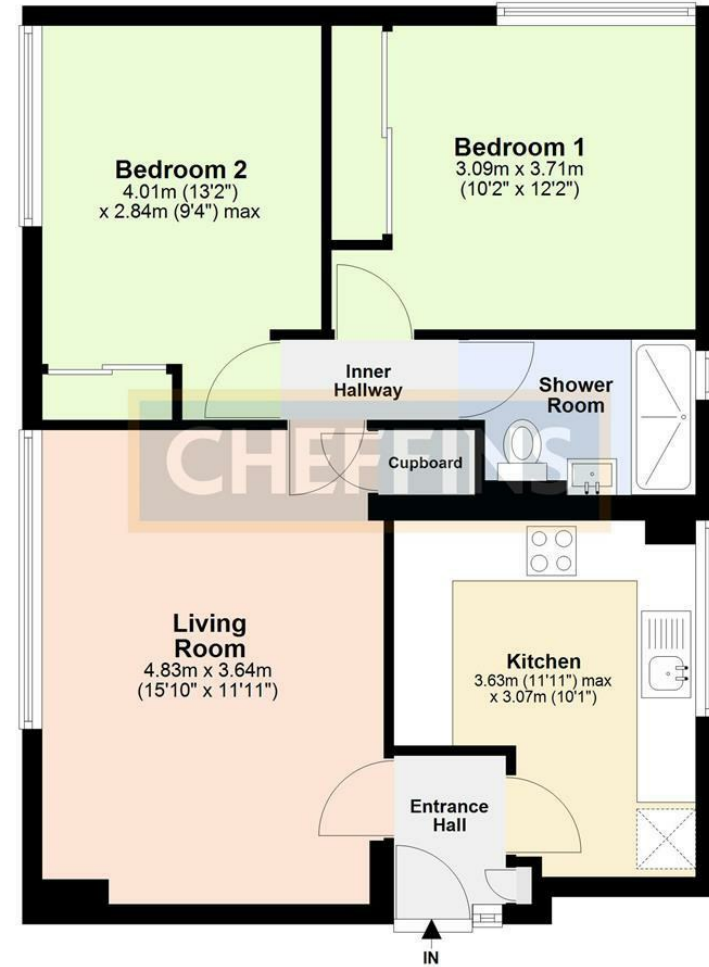
Deposit - £1673





## Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
012 (plus) <b>A</b>	
(01-01) <b>B</b>	
(09-00) <b>C</b>	
(55-65) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
69	76

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.

