



**Ancient Meadows, Bottisham, Cambridge, CB25 9AX**

**CHEFFINS**

## Ancient Meadows

Bottisham, Cambridge,  
CB25 9AX

A delightful 2 bedroom apartment enjoying meadow views forming part of a small and select development within this popular and well served village between Cambridge and Newmarket. The accommodation comprises entrance hall, open plan living room with fitted kitchen, master bedroom with en suite, further bedroom and bathroom. Under floor heating and allocated parking. We regret no pets. Unfurnished. Available now. EPC: C and Council Tax Band: B.

### LOCATION

Bottisham is a popular village positioned between Cambridge and Newmarket and conveniently located for access to the A14 at junction 35. The village is very well served with facilities including doctors surgery with dispensary, shop, pub, secondary school with swimming pool and sports centre with public access. The National Trust properties Anglesey Abbey and Lode Mill can be found in the neighbouring village of Lode.

2 2 1

£1,250 PCM



**COMMUNAL ENTRANCE HALL**

passenger lift and staircase to first floor

**ENTRANCE HALL**

telephone entry system, ceramic tile flooring and airing cupboard. The bedrooms, living room and bathroom are accessed of the entrance hall.

**OPEN PLAN LIVING ROOM/KITCHEN**

dual aspect with window to front aspect and patio doors to rear aspect opening to Juliet balcony with meadow views, electric fireplace, dimmer switch lighting and digital TV aerial point. The living room is open to:

**KITCHEN**

modern fitted kitchen with soft close base and wall units, granite work tops, sink with window to rear aspect above, ceramic tiled flooring, and integrated Bosch appliances including oven, induction hob with extractor above, fridge freezer, dishwasher and washer dryer.

**BEDROOM 1**

with built in wardrobe and window to front aspect. Door to:

**EN SUITE SHOWER ROOM**

with shower, toilet with mirrored cabinet above, wash basin with mirror above, heated towel rail, wall mounted electric toothbrush charger, ceramic tile flooring and window to front aspect.

**BEDROOM 2**

window to rear aspect.

**BATHROOM**

shower over bath, toilet, wash basin with mirror above, ceramic tile flooring and heated towel rail, wall mounted electric toothbrush charger and window to rear aspect.

**PARKING**

allocated parking space within shared carport and further allocated space within the development.

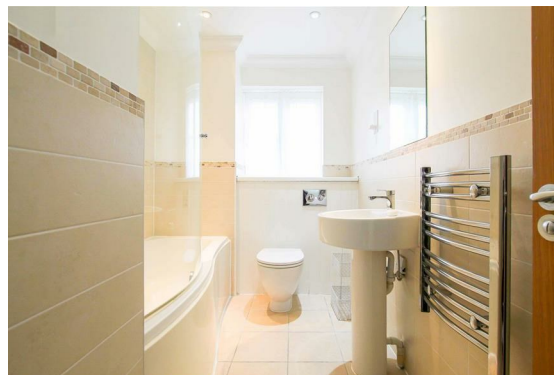
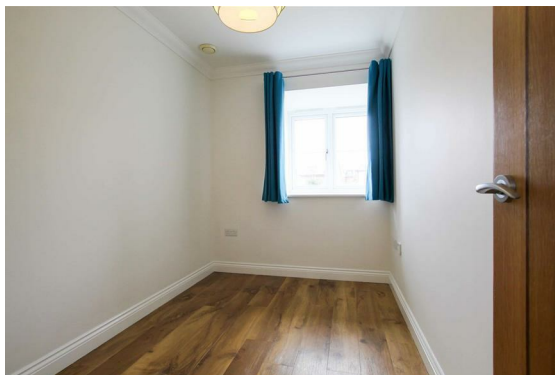
**LETTING AGENT NOTES**

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

Term - Minimum 6 month tenancy

Holding Deposit - £288

Deposit - £1442

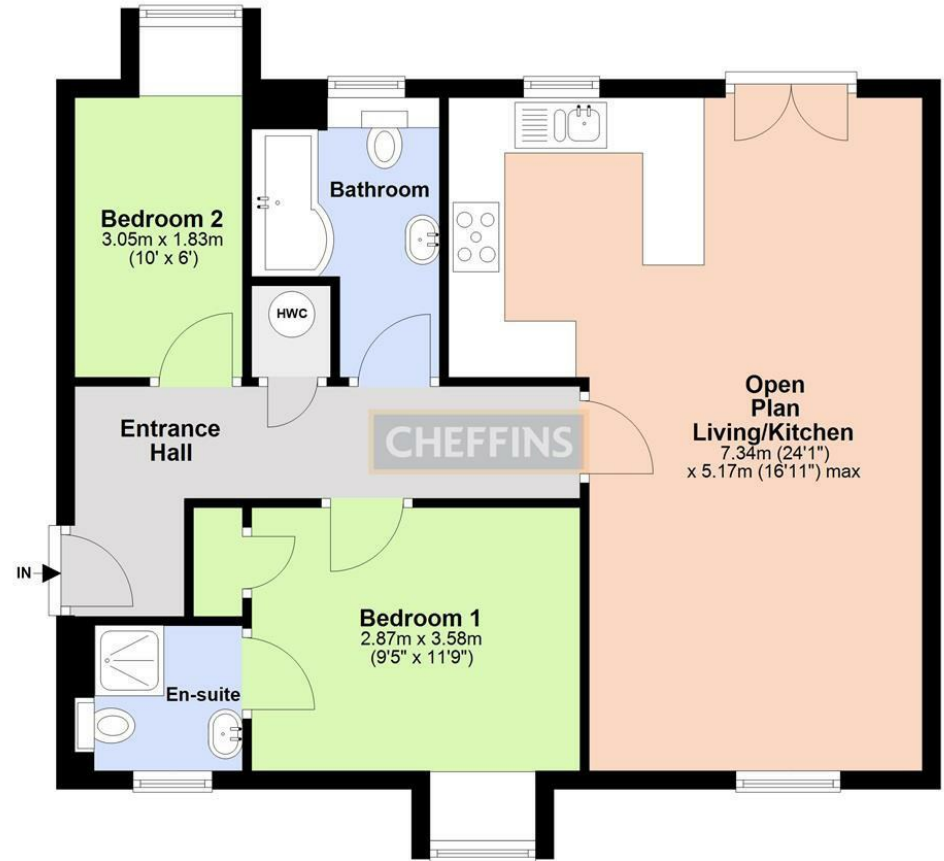




Energy Efficiency Rating		Current	Potential
Fully energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			

## First Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 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



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.