





### **Newmarket Road**

Cambridge, CB5 8BD

A modern 1 bedroom ground floor duplex apartment close to the retail park and within easy access to the city centre. The accommodation finished to a high standard comprises entrance hall, 1 double bedroom, shower room, study/dressing room and lower ground floor open plan living room with fitted kitchen and access to courtyard garden with store room. We regret no pets. No parking available. Unfurnished. Available now. EPC: C and Council Tax Band: B.

### **LOCATION**

The property is located on Newmarket Road within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre, Cambridge Retail park, Beehive Centre, popular Mill Road and Chesterton nearby. The property is convenient for access to the historic city centre and Cambridge railway station and CB1 Business District approximately 1.2 miles away.



## £1,350 PCM



# **CHEFFINS**



#### **ENTRANCE HALL**

with stair case to basement level. The bedroom, shower room and study/dressing room are accessed off the entrance hall.

#### **BEDROOM**

with 2 windows to front aspect.

#### **SHOWER ROOM**

with shower enclosure, WC with mirror above, wash basin with vanity unit below and mirror above and heated towel rail.

#### STUDY/DRESSING ROOM

with window to rear aspect.

#### **STAIR CASE**

down to:

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall

units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge freezer and washer dryer. Living area with entrance phone, under stairs recess, Velux skylight and patio doors to:

#### **COURTYARD GARDEN**

with door to:

#### **STORE ROOM**

with power and lighting.

#### **LETTING AGENT NOTES**

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

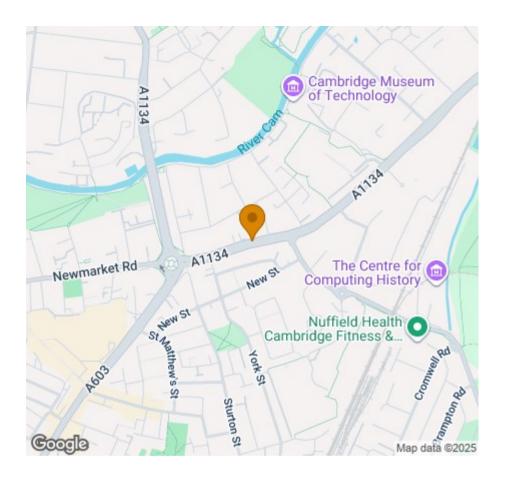
Term - Minimum 12 month tenancy Holding Deposit - £311 Deposit - £1557







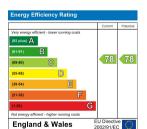




#### **Lower Ground Floor**

Approx. 18.7 sq. metres (200.8 sq. feet)





Total area: approx. 43.6 sq. metres (469.2 sq. feet)

Note: Not to scale - For guidance purposes only Floor area excludes Exterior Store Room Plan produced using PlanUp.







### Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk