



Glenalmond Avenue, Cambridge, CB2 8DY

CHEFFINS

Glenalmond Avenue

Cambridge,
CB2 8DY

A modern 1 bedroom first floor apartment forming part of a popular development with easy access to the train station and historic city centre. Accommodation comprises entrance hall with store cupboard, open plan kitchen/living room with integrated appliances and balcony, 1 double bedroom and bathroom. Further benefit includes allocated parking for 1 car. We regret no pets. Unfurnished. Available from 05/09/2025. EPC: B. Council Tax Band: C.

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).



£1,475 PCM



**ENTRANCE HALL**

built in storage cupboard. All rooms are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN**KITCHEN AREA**

fitted with base and wall units, work tops, sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer. Open to:

LIVING AREA

full length window and door to front aspect to:

BALCONY**BEDROOM**

built in wardrobe with sliding doors and window to front aspect.

BATHROOM

shower enclosure, bath, wc, hand basin 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

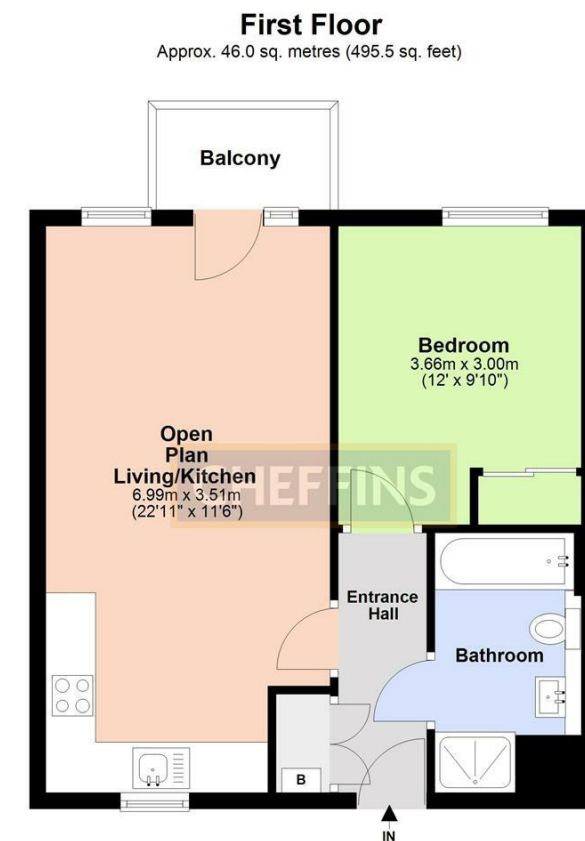
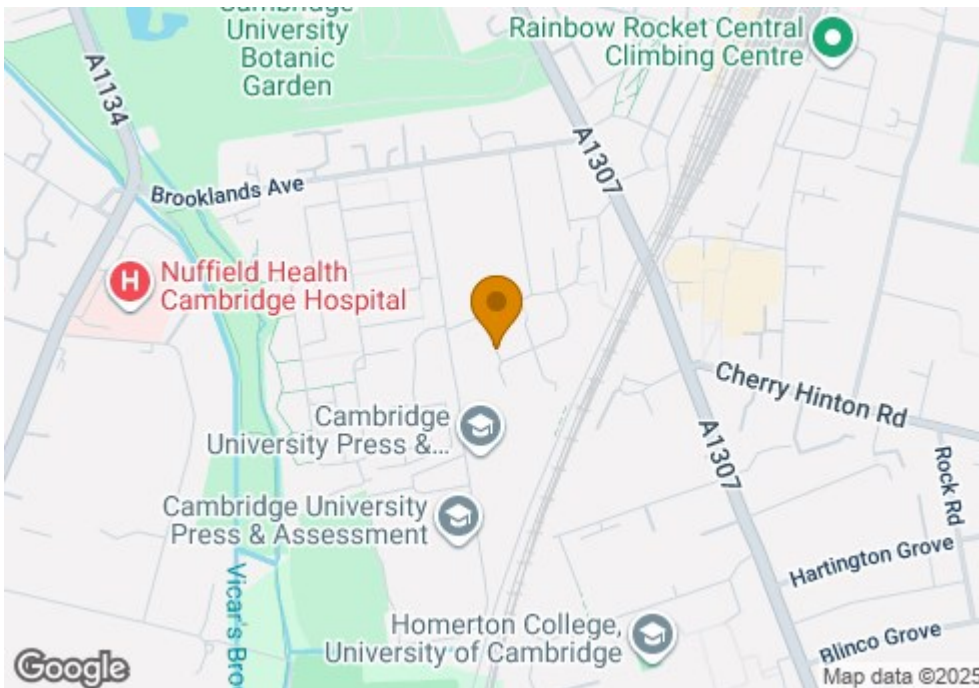
Holding Deposit - £340

Deposit - £1701





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 82 | 82 |
| (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 | |



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

