



Nuns Way, Cambridge, CB4 2NS



## Nuns Way

Cambridge,  
CB4 2NS

A well presented 1 bedroom ground floor apartment enjoying views over adjacent playing fields and within easy access to the Science Park and city centre. The accommodation comprises entrance hall, generous living room, kitchen, 1 double bedroom and bathroom. Communal patio garden with outside storage unit. EPC: C. Furnished. No pets. Available now.

### LOCATION

Located within the Kings Hedges ward of Cambridge. The property is positioned conveniently for access to the historic city centre (2.0 miles), Cambridge Science Park and Cambridge North mainline railway Station (0.6 miles) and A14 at Junction 33 (1.5 miles). A range of local amenities can be found nearby. Distances approximate.



**£1,100 PCM**



**ENTRANCE HALL**

built in storage cupboard. The kitchen, living room, bedroom and bathroom are accessed off the entrance hall.

**KITCHEN**

base units, work tops, sink with window to rear aspect above, larder cupboard, freestanding oven with induction hob, fridge freezer, washer dryer and service hatch to:

**LIVING ROOM**

window to front and rear aspects. Furniture includes sofa, arm chair, dining table with 4 chairs, 2 book cases, side cabinet and desk.

**BEDROOM**

with window to side aspect. Furniture includes double bed, wardrobe and chest of drawers.

**BATHROOM**

shower over bath, wc, wash basin with mirrored cabinet above and window to rear aspect.

**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 - £253

Deposit - £1269





## Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(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. 44.0 sq. metres (473.9 sq. feet)

### 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.

