



Madingley Road, Cambridge, CB3 0EL

CHEFFINS

Madingley Road

Cambridge,
CB3 0EL

A well presented 2 bedroom ground floor apartment within this select development with easy access to the historic city centre and M11. The accommodation comprises entrance hallway, open plan living room/kitchen, 2 double bedrooms, bathroom and cloakroom. Further benefits include private patio, communal gardens, allocated parking and bicycle storage. We regret no pets or sharers. Unfurnished/Furnished. Available now. EPC: C and Council Tax Band: E.

LOCATION

The property is located on Madingley Road within the Newnham district of the city about one mile walk from Cambridge Market Square. The property is well placed for access to major transport links with its proximity to the M11 motorway and Cambridge train station with direct connections to London. This postcode offers a wealth of local amenities, including, healthcare facilities, shops, public houses and restaurants.



£1,750 PCM





ENTRANCE HALLWAY

with built in cupboard housing hot water cylinder. All rooms are accessed off the entrance hallway

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN AREA

fitted with base and wall units, works top, sink, integrated appliances including oven, microwave, ceramic hob with extractor above, fridge freezer, dishwasher and washing machine, window to side aspect with café style shutters and open to:

LIVING AREA

with full height windows with sliding patio door to rear aspect with access to private patio. Furniture can include a sofa.

BEDROOM 1

with a bank of fitted wardrobes with clothes

rails and shelving within and full height window to rear aspect with café style shutters.

BEDROOM 2

with fitted wardrobe and 2 full height windows to rear aspect.

BATHROOM

with shower enclosure, bath, WC, wash basin with mirror above and heated towel rail.

CLOAKROOM

with WC, wash basin and heated towel rail.

LETTING AGENT NOTES

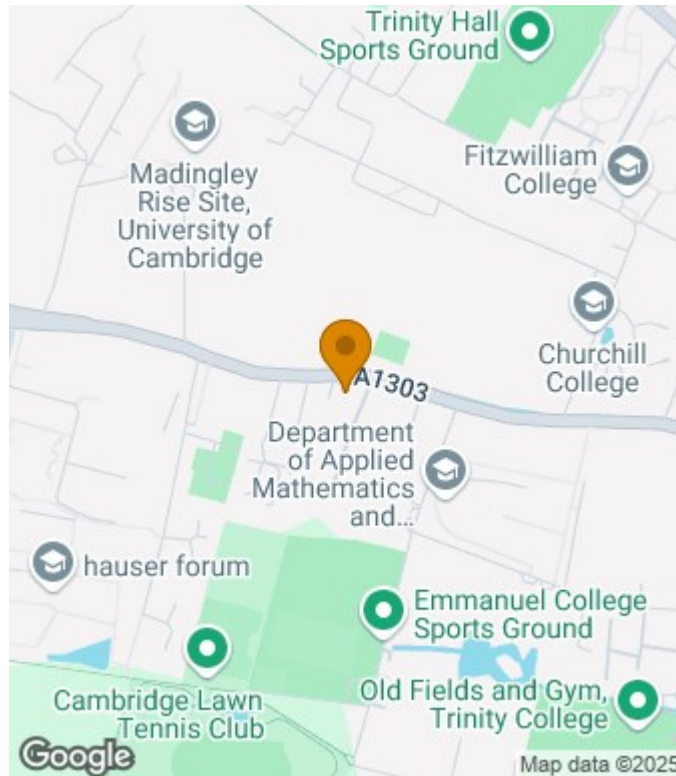
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £403

Deposit - £2019





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

Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



Total area: approx. 79.4 sq. metres (854.6 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.



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