



Thompsons Lane, Cambridge, CB5 8AG

CHEFFINS

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Cambridge,
CB5 8AG

A well presented 1 bedroom ground floor apartment within this gated riverside development in central Cambridge enjoying views over the over River Cam and Magdalene College gardens beyond. The accommodation comprises entrance hallway, open plan living room/kitchen with terrace, 1 double bedroom, bathroom and utility/store room. Gated allocated parking space. We regret no pets. Unfurnished, Available from 21/03/2025. EPC: E and Council Tax Band: E.

LOCATION

The property is located within the central Market ward of Cambridge positioned adjacent to the River Cam between Quayside and Jesus Green and opposite Magdalene College gardens. The property is well placed to access the wide range of amenities offered in central Cambridge. Cambridge Train Station and the CB1 Business District are approximately 1.2 miles distant and access top the M11 at junction 13 is conveniently 1.8 miles distant. Distances approximate.



£1,600 PCM



**ENTRANCE HALLWAY**

store room housing washing machine, chest freezer and fitted shelves and cabinet, 2 further built in cupboards (1 housing hot water cylinder the other fitted with shelves), door to bedroom, bathroom and:

LIVING ROOM

large window to front aspect with river views and door to terrace and open to:

KITCHEN

base and wall units, work tops, sink with window to front aspect above with river views, integrated appliances including oven, ceramic hob with extractor above, fridge and freezer and freestanding slimline dishwasher.

TERRACE

paved and with gate to board walk.

BEDROOM

built in wardrobe, wall mirror and window to front aspect with river views.

BATHROOM

shower enclosure, bath, wc, wash basin with vanity unit below and mirrored cabinet above and window to side aspect.

LETTING AGENT NOTES

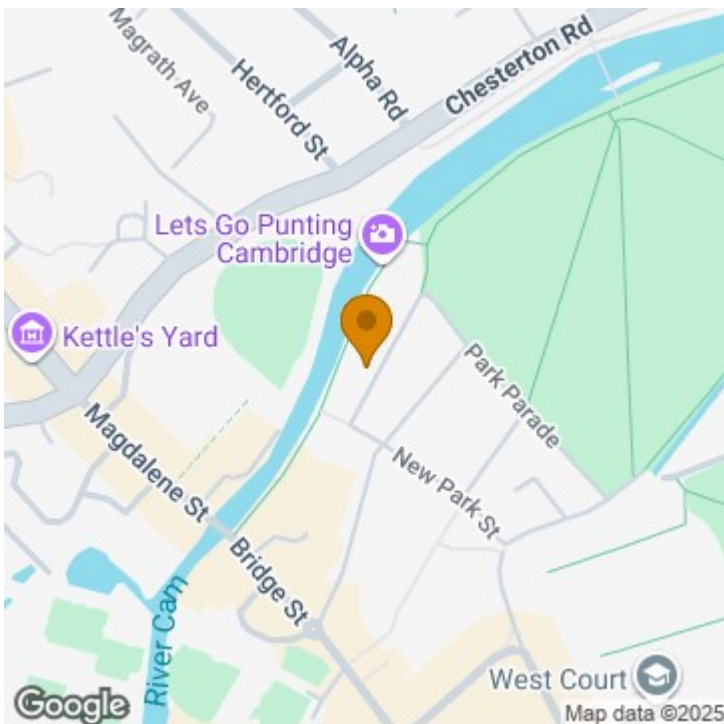
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £369

Deposit - £1846

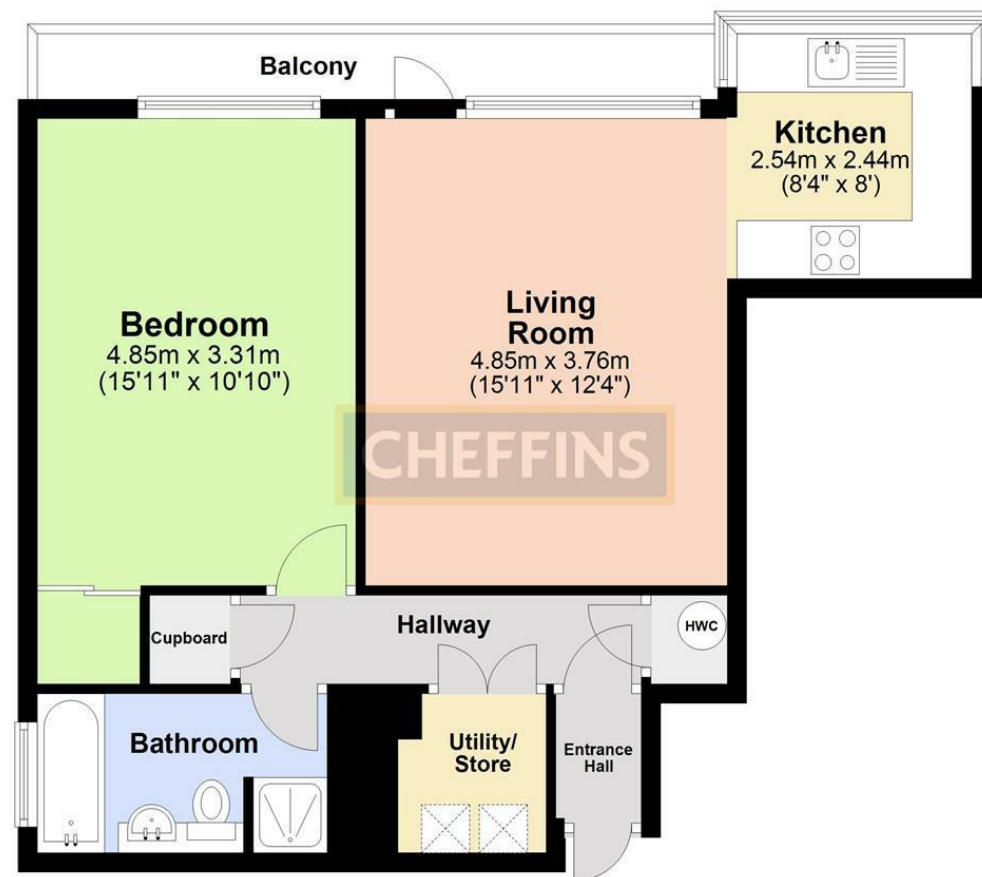




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes Garage
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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