



Warren Close, Cambridge, CB2 1LB

CHEFFINS

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Cambridge,
CB2 1LB

A 1 bedroom 4th floor apartment forming part of this popular development a short distance to the railway station. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom, bathroom and generous balcony. The property further benefits with secure allocated parking space and secure bicycle storage. Unfurnished. Available now. EPC: B and Council Tax Band: C.

LOCATION

The property is situated in the Petersfield ward of Cambridge, just off Station Road on the southern side of the city. It is ideally located for easy access to Cambridge train station and the CB1 Business District 0.2 miles distant. The city centre is around 0.6 miles from the property, while Addenbrooke's Hospital is 1.6 miles away. A wide range of local amenities are available nearby, with additional shops, cafés, and leisure facilities found along the popular Mill Road and at Cambridge Leisure Park. The area also benefits from excellent transport links. (All distances are approximate.)



£1,450 PCM





ENTRANCE HALL

built in store cupboard, entry phone, doors to bedroom, bathroom and:

LIVING ROOM

2 double glazed doors to balcony and open to:

KITCHEN

base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer.

BEDROOM

built in wardrobe with sliding mirrored doors and double glazed door to:

BALCONY

timber decking, rail balustrade and sliding sunshade panels.

BATHROOM

shower over bath, WC and wash basin with mirror above.

LETTING AGENT NOTES

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

Holding Deposit - £334

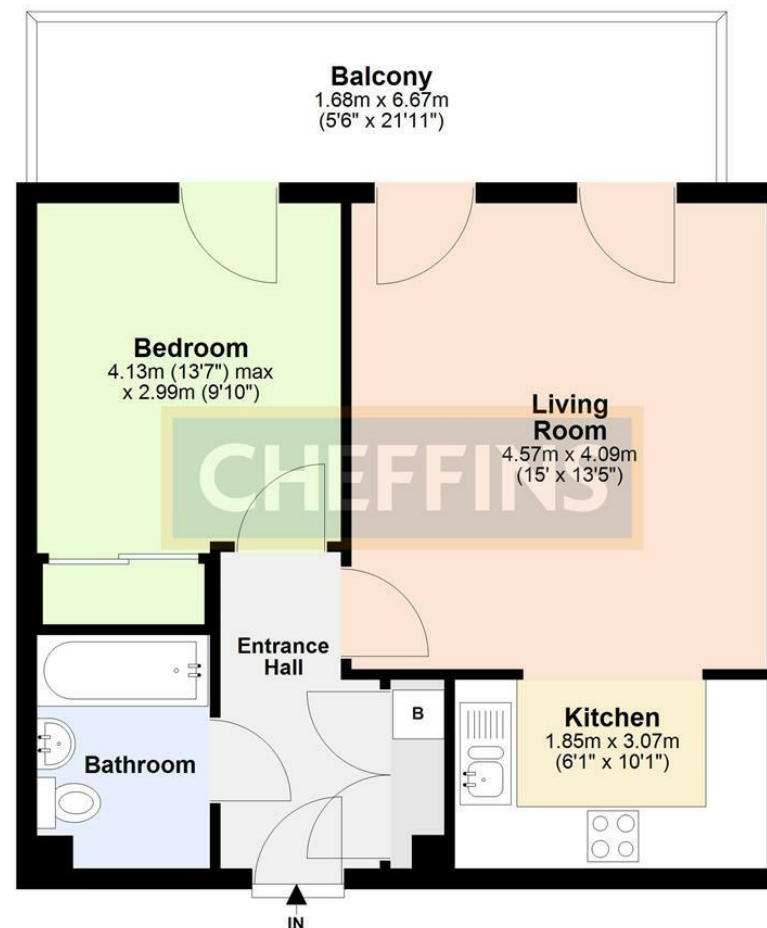
Deposit - £1673





Fourth Floor

Approx. 46.9 sq. metres (504.9 sq. feet)
(excluding Balcony)



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

Floor area excludes the Balcony.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	86
(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	

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.

