



Mill Park, Cambridge, CB1 2FJ

**CHEFFINS**



## Mill Park

Cambridge,  
CB1 2FJ

- Minimum 6 Month Tenancy
- Available Now
- Furnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- No Parking
- Balcony

A 2 bedroom 4th floor apartment forming part of this popular development a short distance from Cambridge train station. The accommodation comprises entrance hall, open plan living room/kitchen with balcony, 2 double bedrooms and bathroom. The property further benefits with secure bicycle storage. We regret no pets and no parking. Furnished. Available now. EPC: C and Council Tax Band: D.



**£2,000 PCM**





## LOCATION

Located within the Petersfield ward of Cambridge, the property forms part of Mill Park off Station Road on the south side of the city with easy access to Cambridge train station and the CB1 Business District (0.1 miles). The property is also convenient for access to the city centre (0.6 miles) and Addenbrookes (1.5 miles). A good range of local amenities can also be found nearby and further amenities can be found on popular Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)





## ENTRANCE HALL

video entrance phone, 2 sets of double doors to built in cupboard housing washing machine, tumble dryer and fitted shelves and 1 further built in cupboard. All rooms are accessed off the entrance hall.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops with breakfast bar, sink with window to front aspect above, integrated appliances including oven, electric hob with extractor above and slimline dishwasher and freestanding fridge freezer. Open to living area with fitted corner shelving, window to front aspect, sliding patio doors to balcony and furnished with folding dining table with chairs, sofa, side tables, sofa and bar stools.

## BALCONY

generous balcony with decking and glass and railing balustrades.

## BEDROOM 1

window to front aspect and furnished with double bed, chest of drawers and dressing table with stool.

## BEDROOM 2

window to front aspect and furnished with single day bed with trundle, wardrobe, desk with chair and shelving unit.

## BATHROOM

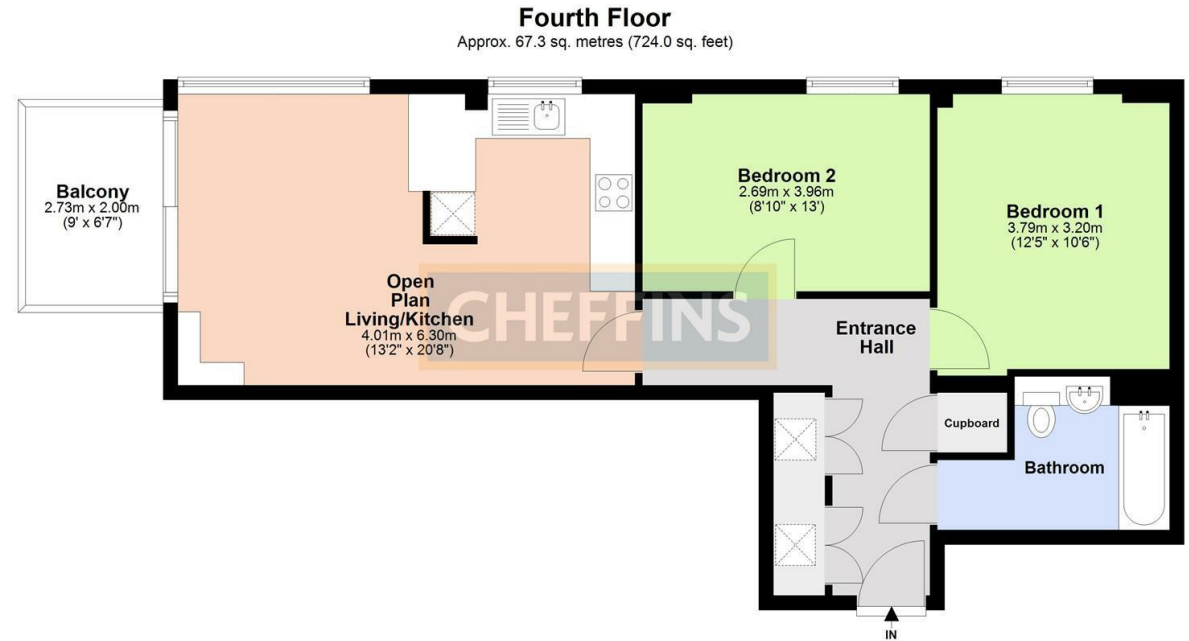
shower over bath with glass shower screen, wc and wash basin with mirror above, wall cabinet and towel rail.

## 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 - £  
Deposit - £





Total area: approx. 67.3 sq. metres (724.0 sq. feet)

Floor area excludes the balcony.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

