



Topper Street, Cambridge, CB4 2WL

**CHEFFINS**



## Topper Street

Cambridge,  
CB4 2WL

A 2 bedroom first floor apartment within the popular Orchard Park Development. The accommodation comprises entrance hall, living room with kitchen off, 2 double bedrooms and 2 bathrooms (1 en suite). Allocated parking space. We regret no pets. Part Furnished. Available from 28/07/2025. EPC: B and Council Tax Band: C.

### LOCATION

The property is located within the popular Orchard Park Development off Kings Hedges Road on the North side of Cambridge. There is a good range of local amenities within Orchard Park and the property is well placed for access to Cambridge city centre (2.0 miles), Cambridge Science park (1.2 miles) and the A14 at Junction 32 (0.7 miles). Distances approximate.

2 2 1

£1,495 PCM





## ENTRANCE HALLWAY

with window to rear aspect and 2 built in store cupboards. The living room, bedrooms and bathroom are accessed off the entrance hallway.

## LIVING ROOM

2 windows and patio doors with Juliet balcony to front aspect and opening to:

## KITCHEN

with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer.

## BEDROOM 1

window to front aspect and door to:

## EN SUITE SHOWER ROOM

shower enclosure, wc and wash basin.

## BEDROOM 2

window to front aspect

## BATHROOM

bath, wc and wash basin with window to rear aspect above.

## LETTING AGENT NOTES

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

Furniture - the items of furniture shown in the pictures can stay in the property. The Landlord will not be providing any further items of furniture.

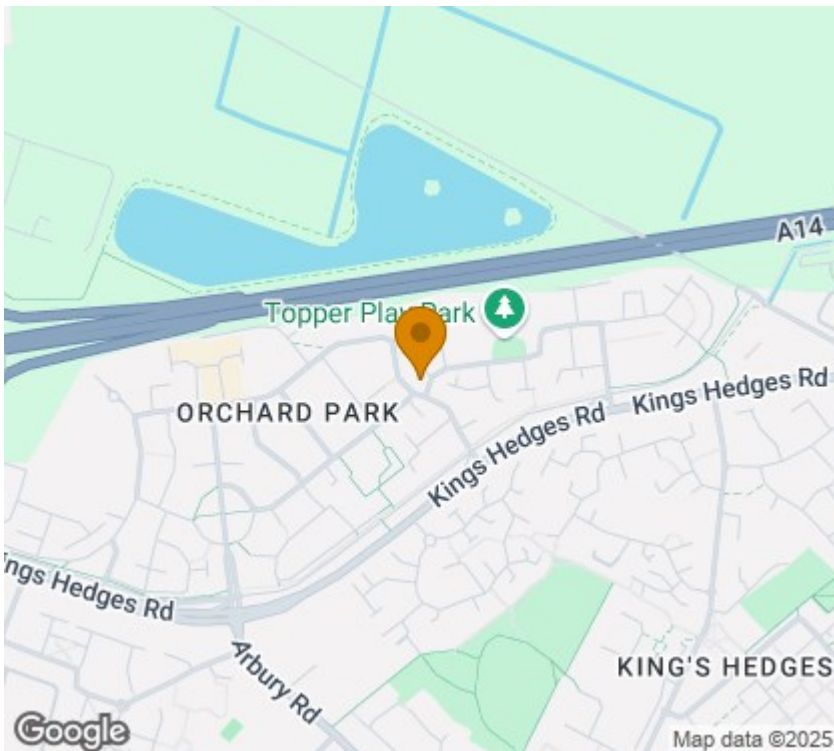
Term - Minimum 12 month tenancy

Holding Deposit - £345

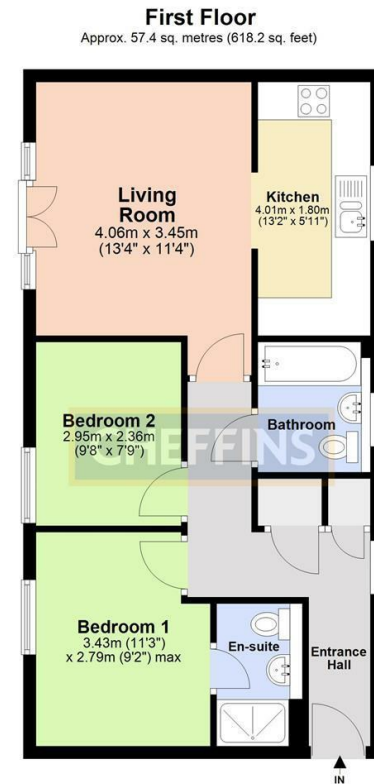
Deposit - £1725







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>		
(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	



Total area: approx. 57.4 sq. metres (618.2 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.

