



Ravensworth Gardens, Cambridge, CB1 2XN

CHEFFINS

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Cambridge,
CB1 2XN

A 2 bedroom first floor apartment forming part of a small and select development off Tenison Road close to Cambridge train station. The well proportioned accommodation comprises entrance hall, living room, kitchen, 2 double bedrooms and bathroom. Further benefits secure allocated parking, 2 external store cupboards and communal gardens. We regret no pets. Furnished. Available from 17/09/2025. EPC: B and Council Tax Band: E.

LOCATION

The property is located within the Petersfield ward of Cambridge off Tension Road on the south side of the city and most conveniently placed for access to Cambridge train station and the CB1 Business District (0.3 miles). The property is also convenient for access to the city centre (0.6 miles) and Addenbrookes (1.7 miles). A good range of local amenities can also be found nearby and further amenities can be found on popular on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)

2 1 1

£1,750 PCM





ENTRANCE HALL

entry phone, generous built in store cupboard and doors to all rooms.

KITCHEN

base and wall units, work tops, sink, integrated oven and ceramic hob with extractor hood above, freestanding, microwave, fridge freezer and washing machine and gas central heating boiler.

LIVING ROOM

window to front aspect and furniture comprising sofa, coffee table, nest of tables, shelving unit, TV and dining table with chairs.

BEDROOM 1

built in double wardrobe, window to front aspect and furniture comprising double bed, chest of drawers, bedside unit and desk with chair.

BEDROOM 2

window to side aspect and furniture comprising double bed, wardrobe, chest of drawers, 2 bedside units and desk with chair.

BATHROOM

shower over bath with shower curtain, wc and wash basin with mirrored cabinet above.

OUTSIDE

allocated parking space within gated underground carpark, 2 secure store cupboards and communal gardens.

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

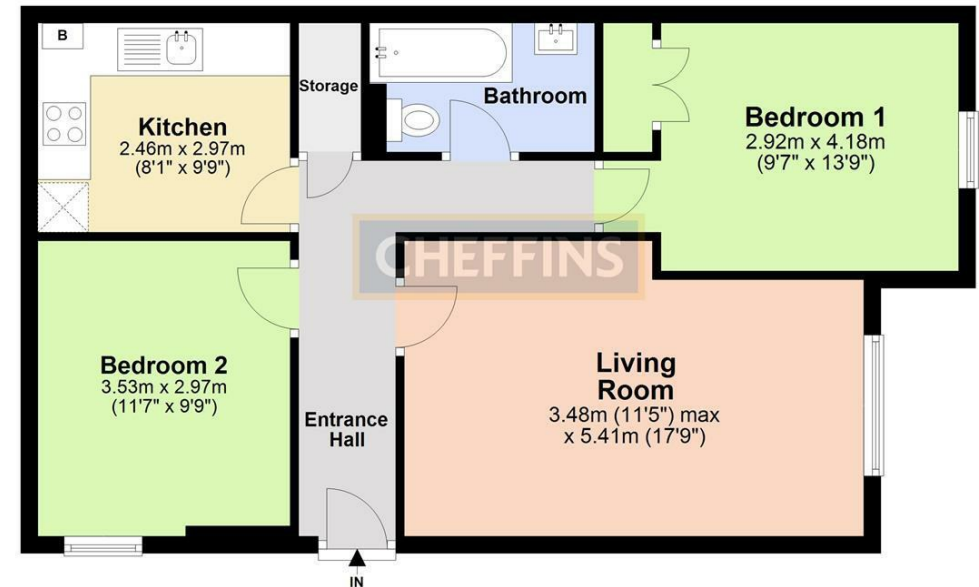




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		

First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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.

