



Boundary Court, Rathmore Road, Cambridge, CB1 7BB

CHEFFINS

Rathmore Road

Cambridge,
CB1 7BB

A 1 bedroom ground floor apartment forming part of this small residential scheme off Cherry Hinton Road. The accommodation comprises entrance hall, open plan living room with kitchen off, 1 double bedroom and shower room. Allocated parking within gated car park. We regret no pets. Furnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

Boundary Court is located off Cherry Hinton Road on Rathmore Road and Located within the Coleridge ward of Cambridge. The property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (0.7 miles), Addenbrooke's (1.2 miles) and Cambridge city centre (1.0 mile). Distances approximate.



£1,450 PCM





ENTRANCE HALL

built in cupboard and doors to living room, bedroom and shower room off.

LIVING ROOM

2 windows to front aspect and opening to:

KITCHEN

base and wall units, work tops, sink and freestanding appliances including oven and electric electric hob and extractor above, fridge freezer and washing machine.

BEDROOM

built in linen cupboard and window to rear aspect.

SHOWER ROOM

walk-in shower, wc, wash basin with mirror above and heated towel rail.

LETTING AGENT NOTES

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

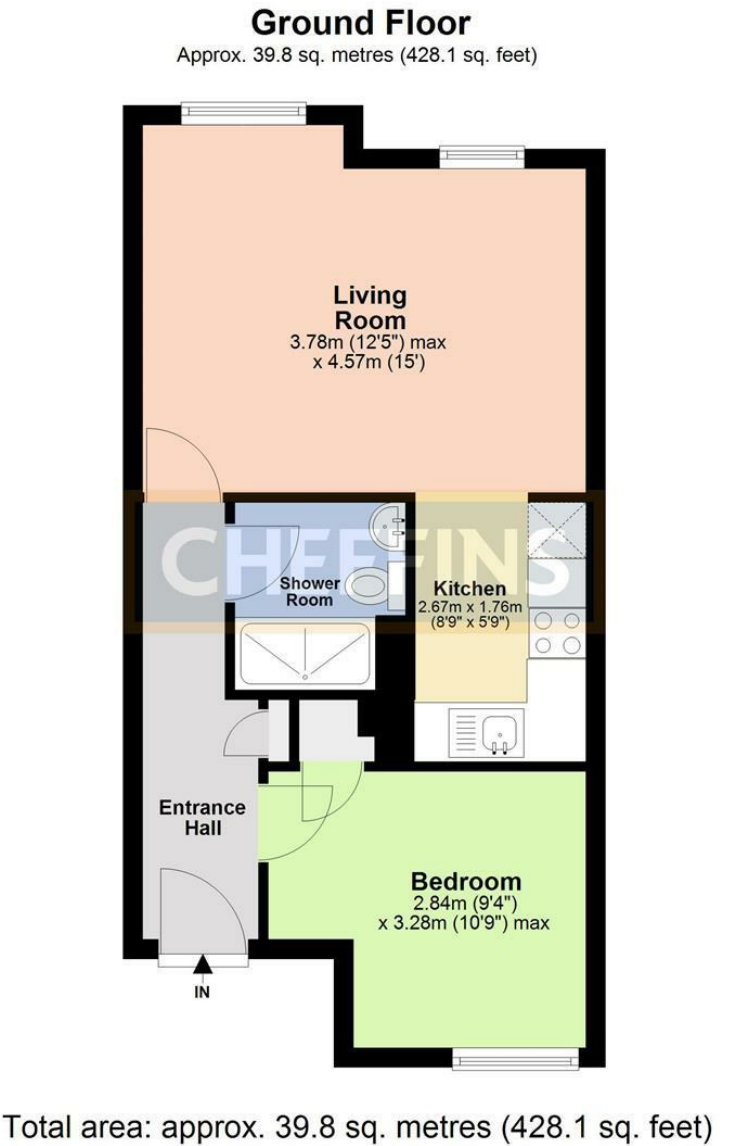
NOTE: furnished as seen.

Term - Minimum 6 month tenancy
Holding Deposit - £334
Deposit - £1673





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		
	76	78
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.

