



Babraham Road, Cambridge, CB22 3FY

CHEFFINS

Babraham Road

Sawston, Cambridge,
CB22 3FY

Well presented, spacious 1 bedroom apartment forming part of a new select development on the edge of this well served village between Cambridge and Saffron Walden. The accommodation comprises entrance hall, kitchen/dining/living room with balcony, double bedroom and bathroom. Single garage. Unfurnished. Available from 17th July 2026. EPC: B and Council Tax Band: B.

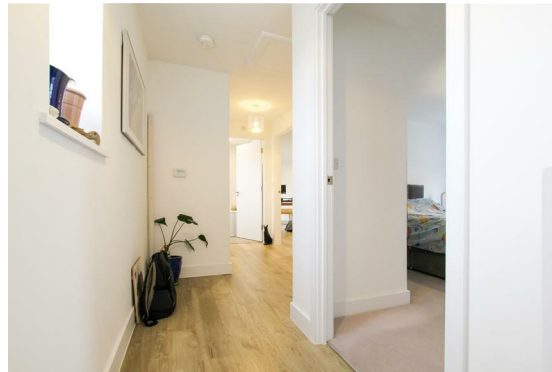
LOCATION

Sawston is a popular, South Cambridgeshire village located approximately 6 miles south of Cambridge. The village has a wide range of local facilities. Sawston is particularly well placed for access to Granta Park, Babraham Research Park and Addenbrooke's Hospital/Biomedical Campus. London commuters are well served with a mainline railway station at Whittlesford (about 2 miles), providing services to London's Liverpool Street in about 1 hour. The M11, A505 and A11 are all within close proximity providing access to both the north and south. Distances approximate*



£1,350 PCM



**ENTRANCE HALL**

stairs rising to:

LANDING

2 double glazed windows to rear aspect, storage cupboard housing washer dryer and doors to bedroom, bathroom and:

KITCHEN/DINING/LIVING ROOM

'L' shaped reducing to 11'8" (3.56m) and 9'0" (2.74m) respectively.

KITCHEN AREA

fitted with base and wall units, work tops, sink with double glazed window to rear aspect above and integrated appliances including oven, ceramic hob with extractor above, undercounter fridge with freezer compartment and slimline dishwasher. Open to:

DINING/LIVING AREA

double glazed windows to front aspect with patio doors to:

BALCONY

with railing balustrade.

BEDROOM

fitted triple wardrobe with mirrored doors and double glazed window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity shelf below, heated towel rail and double glazed window to rear aspect.

SINGLE GARAGE

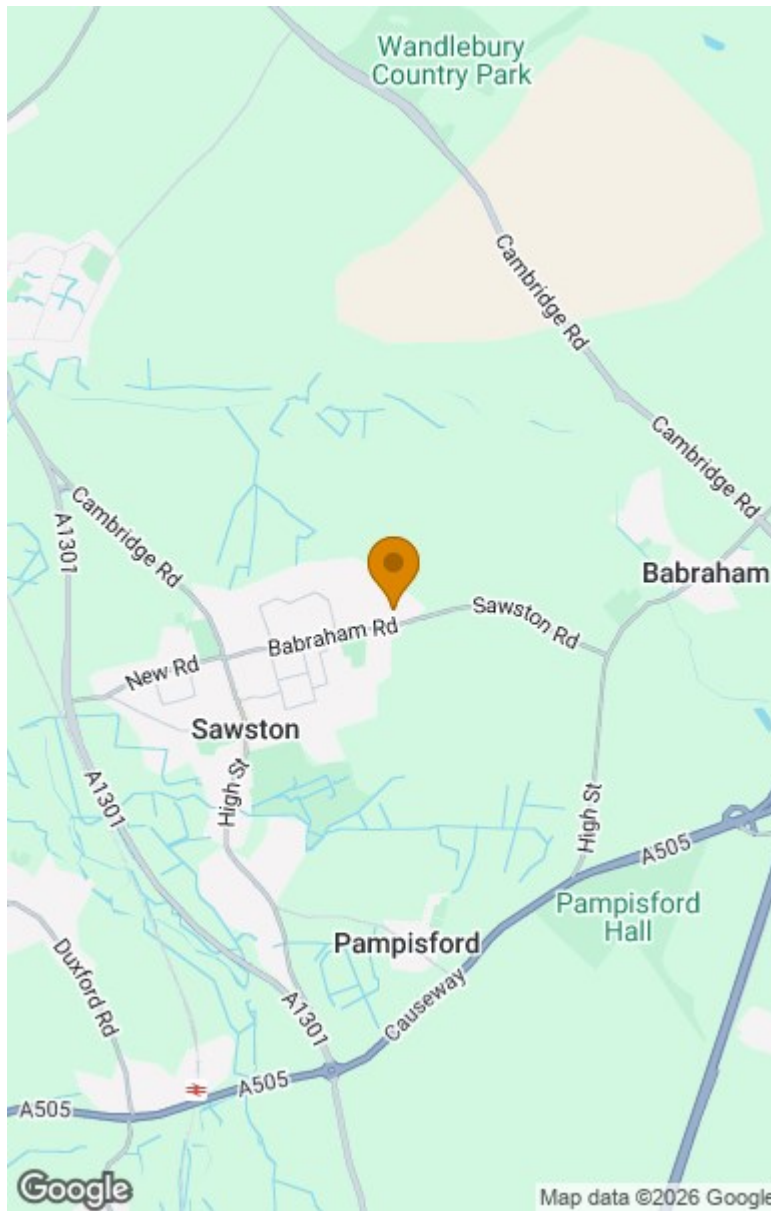
with electric up and over garage door, under stairs storage cupboard housing gas central heating boiler and door to rear with access to small paved courtyard with side gate.

LETTING AGENT NOTES

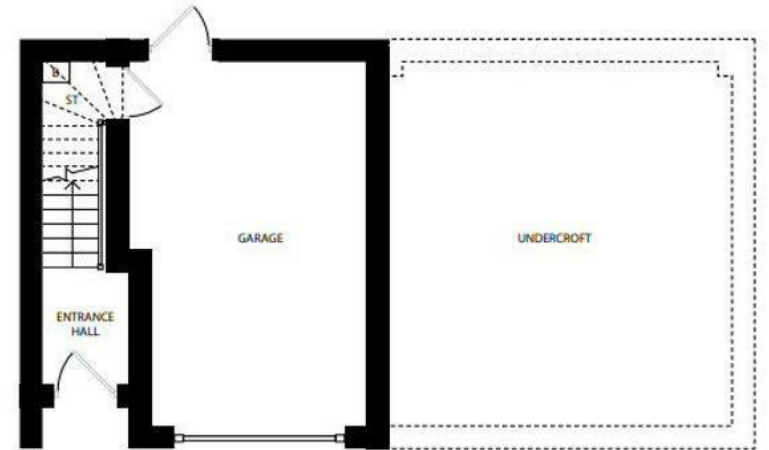
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £311

Deposit - £1557



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	89
(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

£1,350 PCM
 Council Tax Band - B
 Local Authority - South Cambs

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.