



Brooklands Avenue, Cambridge, CB2 8BP

**CHEFFINS**



## Brooklands Avenue

Cambridge,  
CB2 8BP

- Minimum 12 Month Tenancy
- Available Now
- Furnished or Unfurnished
- EPC: C
- Council Tax Band: F
- Electric Room Heaters
- Balcony & Communal Grounds
- Allocated Parking

A spacious 2 bedroom second floor apartment located within this select development on Brooklands Avenue. The accommodation comprises entrance hall, generous open plan living room with balcony, kitchen, 2 double bedrooms, bathroom, shower room and cloakroom. Allocated parking and well kept communal gardens. We regret no pets or sharers. Furnished or Unfurnished. Available now. EPC: C and Council Tax Band: F.

 2  2  1

**£2,000 PCM**





## LOCATION



The apartment is located in the Petersfield ward of Cambridge within a select residential development on Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Train Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).



## ENTRANCE HALL

entry phone and doors to living room, bedrooms, bathroom, shower room and cloakroom off.

## LIVING ROOM

dining area with door to kitchen and open to sitting area with sliding patio doors to:

## BALCONY

timber railings and views over communal grounds.

## KITCHEN

base and wall units, work tops, sink, integrated appliances including oven, ceramic hob with extractor above, dishwasher and washing machine, freestanding freezer and bay window to side aspect.

## BEDROOM 1

built in double wardrobe with mirrored sliding doors and window to rear aspect.

## BEDROOM 2

built in double wardrobe with mirrored sliding doors and window to rear aspect.

## BATHROOM

shower over bath with glass shower screen, wash basin with mirror above and airing cupboard.

## SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

## CLOAKROOM

wc, wash basin and wall shelves.

## 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 - £461

Deposit - £2307

NOTE: The property is available furnished as seen or unfurnished with furniture removed. If furniture is to be removed this may delay the available date to allow removal.











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		
	69	76
EU Directive 2002/91/EC		
England & Wales		

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.

## Second Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

