



St Georges Court, Cavendish Avenue, Cambridge, CB1 7UP

CHEFFINS

Cavendish Avenue

Cambridge,
CB1 7UP

A 1 bedroom first floor apartment located in a sought after south city residential area. The accommodation comprises entrance hall, open plan living room/kitchen with balcony off, 1 double bedroom and bathroom. Further benefits include off street parking. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: B.

LOCATION

Located off Hills Road and within the Queen Edith's ward of Cambridge. The property is most convenient for access to Addenbrooke's Hospital (0.7 miles), Cambridge Train Station and the CB1 Business District (1.0 miles) and Cambridge city centre (1.3 miles). A range of local amenities can be found nearby. (distances approximate)



£1,250 PCM





ENTRANCE HALL

entry phone. All rooms are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN AREA

base and wall units, work tops, sink, oven, electric hob with extractor above and under counter fridge with ice box.

LIVING AREA

feature fireplace with electric fan heater, built in cupboard housing hot water cylinder and washing machine, further fitted cupboard with sliding doors, window to front aspect and patio doors to:

BALCONY

with railing balustrade and laid with astro turf.

BEDROOM

window to rear aspect.

BATHROOM

shower over bath, wc and wash basin with mirror above, heated towel rail and window to side aspect.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £288

Deposit - £1442

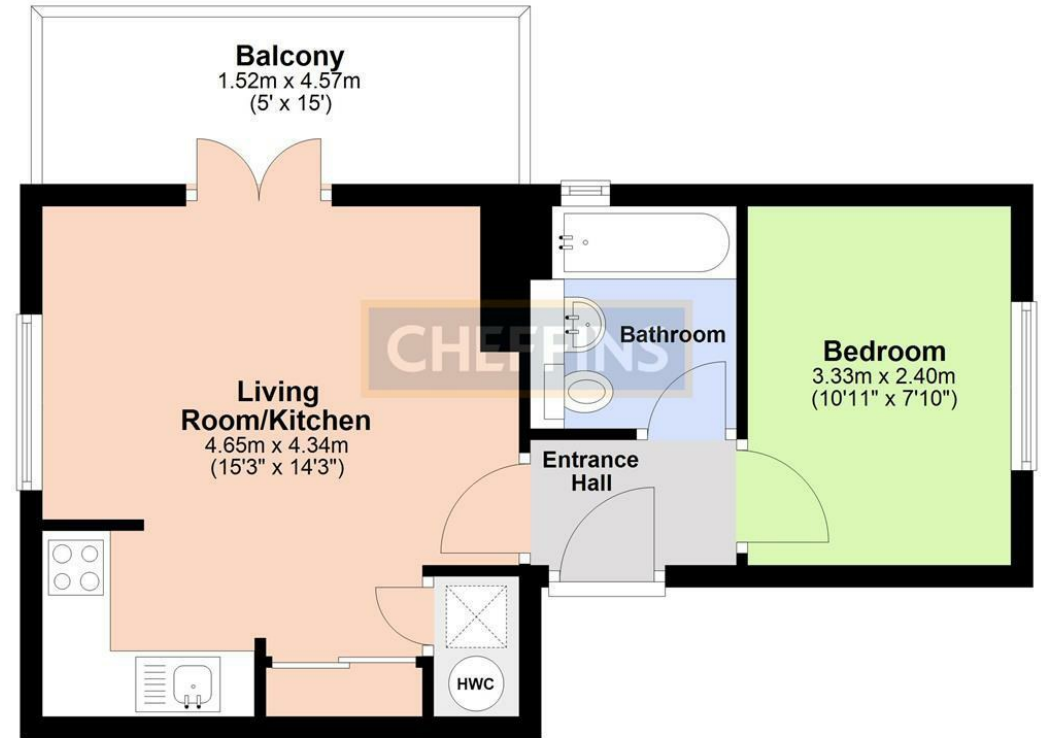




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

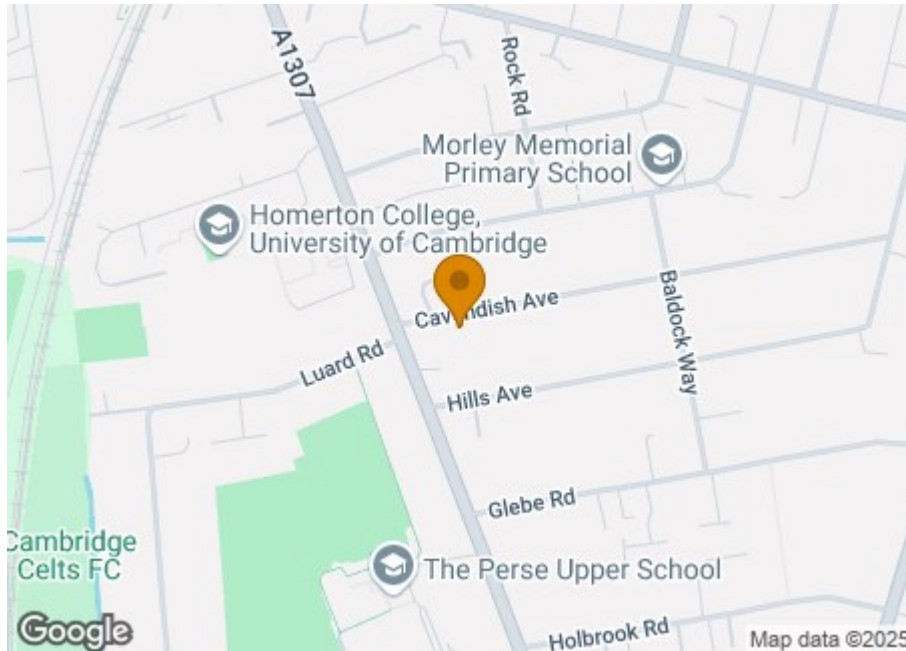
Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 31.9 sq. metres (342.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.



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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.

