



Burlton Road, Cambridge, CB3 0GS

**CHEFFINS**

## Burlton Road

Cambridge,  
CB3 0GS

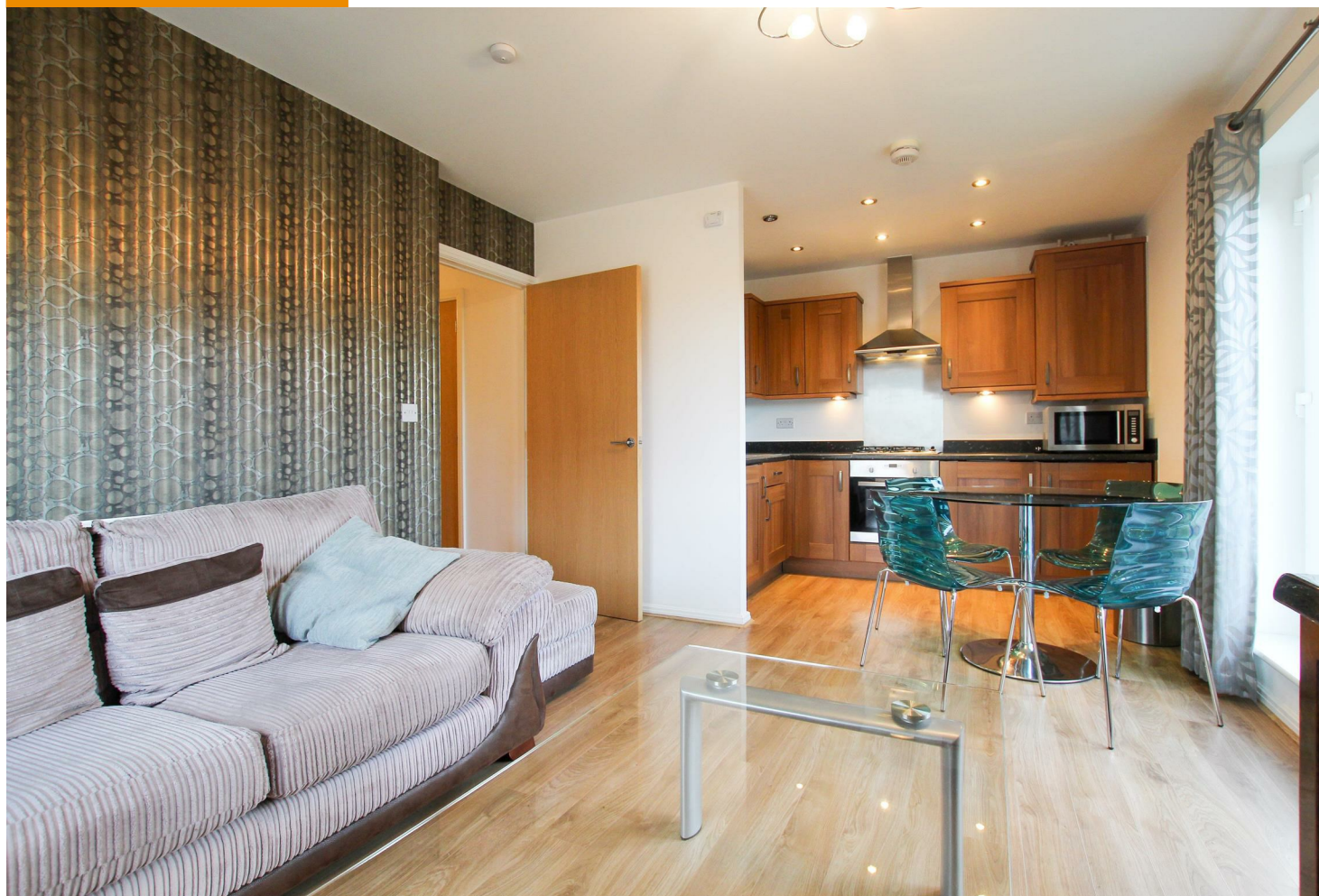
A well presented 2 bedroom top floor apartment situated within this select development off Huntingdon Road. The accommodation comprises entrance hall, open plan living room with fitted kitchen and balcony, 2 double bedrooms and 2 bathrooms (1 en-suite). Allocated parking and secure bicycle store. We regret no sharers or pets. Furnished. Available from 28/03/2025. EPC: C and Council Tax Band: D.

### LOCATION

Located with a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.

2 2 1

£1,550 PCM





## ENTRANCE HALL

airing cupboard and storage cupboard. Furniture includes a shoe rack. The living room, 2 bedrooms and bathroom are accessed off the entrance hall.

## OPEN PLAN LIVING ROOM

patio doors to front aspect with access to balcony and window to side aspect. Furniture includes dining table with chairs, sofa, coffee table and side board. Open to:

## KITCHEN

base and wall units, work tops, sink and integrated appliances including oven, gas hob with extractor above, fridge, freezer and washer dryer.

## BEDROOM 1

built in wardrobe with sliding mirrored doors and window to side aspect. Furniture includes double bed, bedside unit and dressing table. Door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc with mirrored cabinet above, wash basin with window to side aspect above and heated towel rail.

## BEDROOM 2

window to side aspect. Furniture includes sofa bed.

## BATHROOM

bath with shower attachment, wc and wash basin with mirror above and heated towel rail.

## LETTING AGENT NOTES

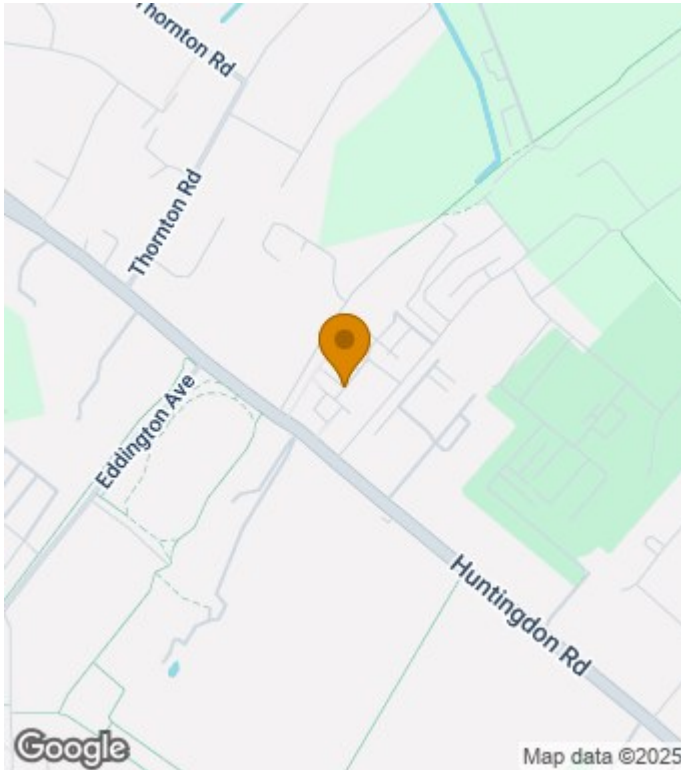
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £357

Deposit - £1788

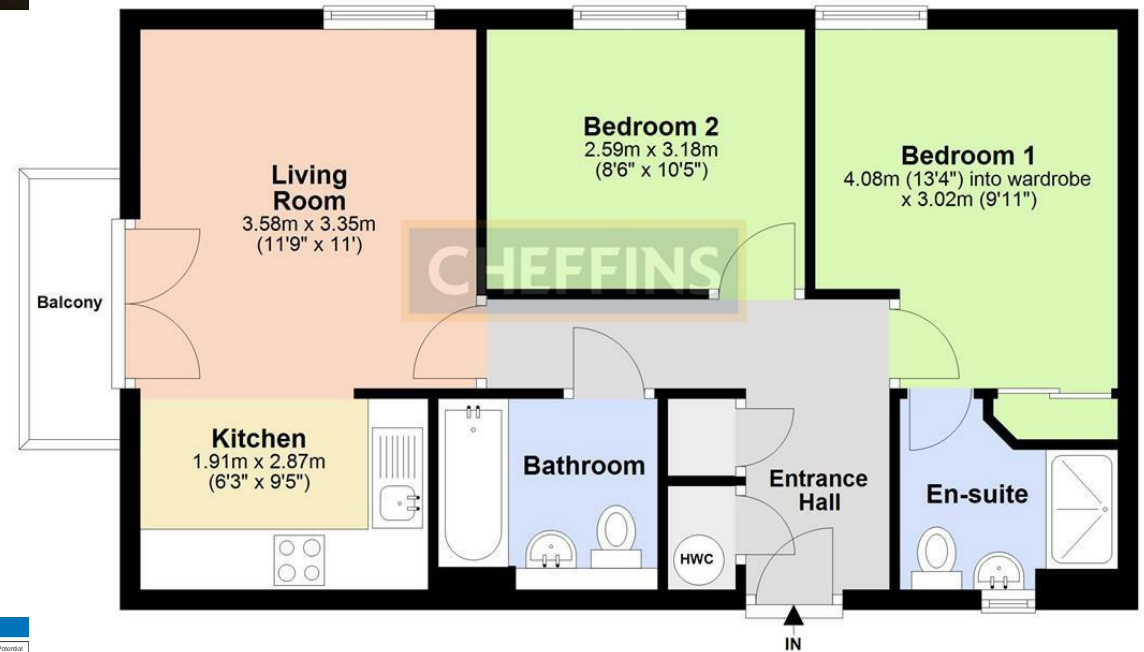




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

## Second Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



Total area: approx. 54.4 sq. metres (586.0 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes the balcony  
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.



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