



Ainsworth Place, Cambridge, CB1 2PG

CHEFFINS

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Cambridge,
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RENT INCLUSIVE OF UTILITY BILLS, COUNCIL TAX AND WIFI. A second floor room to let within this end terrace townhouse comprising 5 bedrooms with a maximum occupancy of 5 persons in a convenient city location. The accommodation comprises double bedroom (single occupancy only) with en-suite shower room. Shared kitchen and laundry facilities. Furnished. Available now. EPC: C and Council Tax Band: N/A.

LOCATION

Ainsworth Place is ideally located just east of Cambridge city centre, offering excellent convenience. The property is within easy reach of Cambridge railway station and the CB1 Business District, making it particularly well-suited for commuters and professionals. The city centre is accessible on foot or by bicycle, providing a wide range of shopping, dining, and cultural attractions. Locally, residents benefit from a variety of independent shops, cafés, and everyday amenities.



£975 PCM



**ROOM 6**

2 windows to front aspect. Furniture comprises double bed, fitted double wardrobes and dressing table with chair. Door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

COMMUNAL KITCHEN

kitchen comprises base and wall units, work tops, sink, freestanding appliances including oven with electric hob with extractor above,

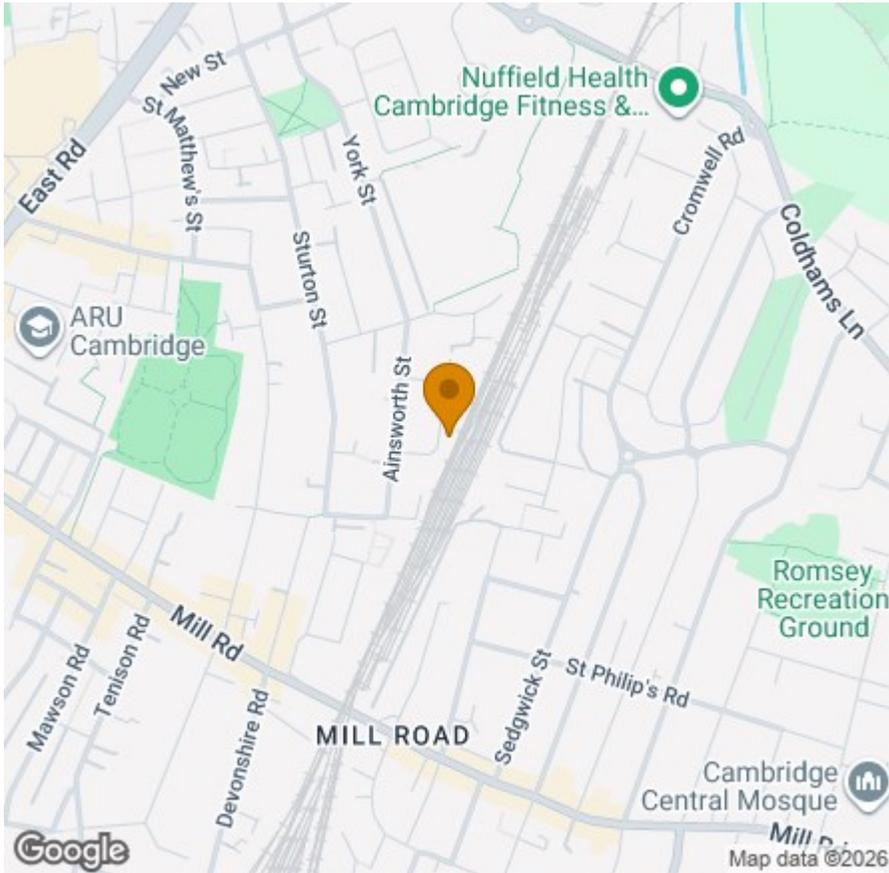
microwave, fridge freezer, dishwasher, washing machine and tumble dryer, gas central heating boiler, fitted table, window to rear aspect and door to communal rear garden.

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 - £225
Deposit - £1125





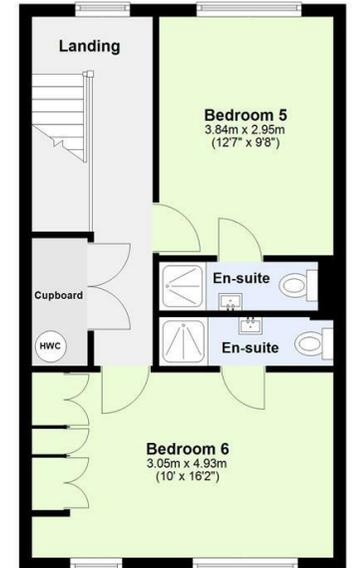
Ground Floor
Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.6 sq. feet)



Second Floor
Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 115.4 sq. metres (1241.9 sq. feet)

Floor area excludes the Garage conversion pending building control approval.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 012 (plus) | A | | |
| 01-011 | B | | |
| 09-00 | C | | |
| 35-48 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 76 | 82 |
| 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.

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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.

