



Longworth Avenue, Cambridge, CB4 1GU

**CHEFFINS**



## Longworth Avenue

Chesterton, Cambridge,  
CB4 1GU

A modern 2 bedroom second floor apartment located in a desirable residential development just a mile north of the historic city centre. The accommodation comprises entrance hall, open plan living room/kitchen, 2 double bedrooms and 2 bathrooms (1 en-suite). Newly decorated. Allocated parking and bicycle store. We regret no pets. Furnished or Unfurnished. Available now. EPC: C and Council Tax Band: D.

### LOCATION

Longworth Avenue forms part of a popular development adjacent to Chesterton Recreation Ground in the north Cambridge ward of East Chesterton. A range of amenities can be found nearby and the property is well placed for access to City Centre via the riverside path and access to Cambridge Science Park, Cambridge North Train Station and the A14 at Junction 33.

2 2 1

£1,750 PCM





## ENTRANCE HALL

built in cupboard, entry phone and doors to open plan living room/kitchen, bedrooms and bathroom.

## OPEN PLAN LIVING ROOM/KITCHEN

living area with window and patio doors to front aspect opening onto Juliet Balcony. Kitchen area fitted with base and wall units, work tops, 1.5 bowl sink and integrated appliances including oven, gas hob with extractor above, fridge freezer, slimline dishwasher and washer dryer and cupboard housing recently installed gas central heating boiler. Furniture can include 2 sofas, foot stool, coffee table and dining table with chairs.

## BEDROOM 1

built in double wardrobe, built in cupboard, window to front aspect and door to en-suite bathroom. Furniture can include a double bed.

## EN-SUITE BATHROOM

Shower over bath with glass shower screen, wc and wash basin with mirror above and window to front aspect.

## BEDROOM 2

Velux skylight. Furniture can include a double bed and chair.

## BATHROOM

Shower over bath with glass shower screen, wc and wash basin with mirror above and built in cupboard.

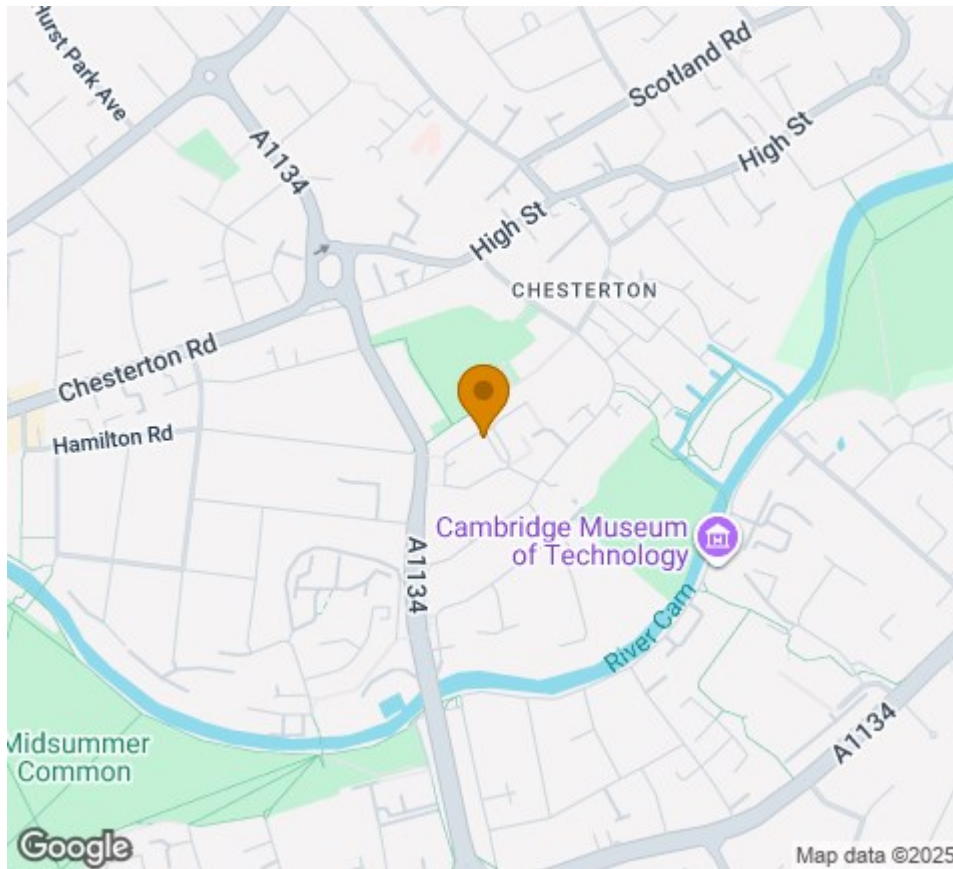
## LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy  
Holding Deposit - £403  
Deposit - £2019







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	76
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		
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.

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.



Total area: approx. 70.6 sq. metres (759.7 sq. feet)

Floor area excludes the Balcony  
Plan produced using PlanUp.

