



Hadleigh Court, Cambridge, CB5 8UF

CHEFFINS

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Cambridge,
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A well presented 2 bedroom first floor apartment located to the east of the city offering easy access to the A14 and Cambridge city centre. The accommodation comprises entrance hall, generous living room, kitchen, 2 bedrooms, bathroom and store room. Communal courtyard garden and off street parking for 1 car. We regret no pets or sharers. Unfurnished. Available 28/04/2025. EPC: C and Council Tax Band: B.

LOCATION

Hadleigh Court is located in Fen Ditton between Cambridge and Horingsea. The property is well served with a variety of local amenities nearby. The property is positioned approximately 3 miles from Cambridge city centre and offers easy access to further amenities found at the Cambridge Retail Park (1.5 miles) and the A14 at Junction 34 (1.3 miles).

2 1 1

£1,300 PCM



**ENTRANCE HALLWAY**

the living room, kitchen, bedrooms, bathroom and store room are accessed off the entrance hallway.

LIVING ROOM

built in store cupboard with fitted shelves, 1 window to rear aspect and 2 windows to side aspect.

KITCHEN

fitted kitchen with base and wall units, works top, sink with window to rear aspect, oven, ceramic hob with extractor hood above, fridge freezer, dishwasher and washing machine.

BEDROOM 1

window to rear aspect.

BEDROOM 2

window to side aspect.

BATHROOM

shower over bath, wash basin with vanity unit below and wall mirror above, WC, heated towel rail, airing cupboard and window to rear aspect.

STORE ROOM**LETTING AGENT NOTES**

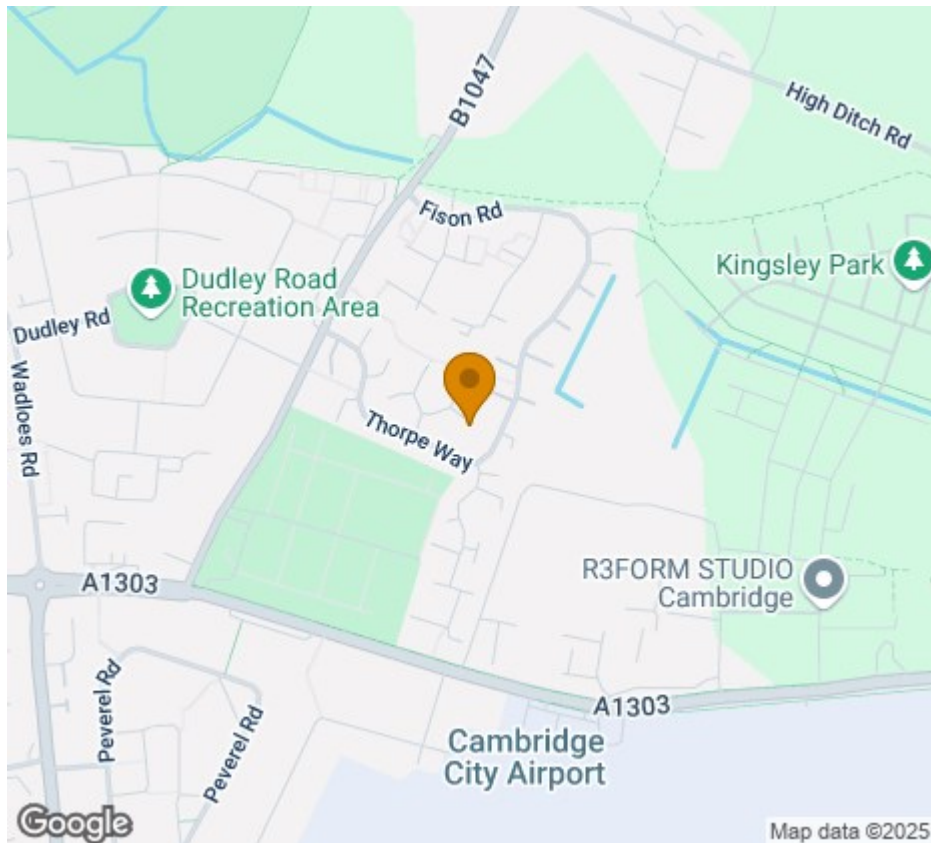
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500

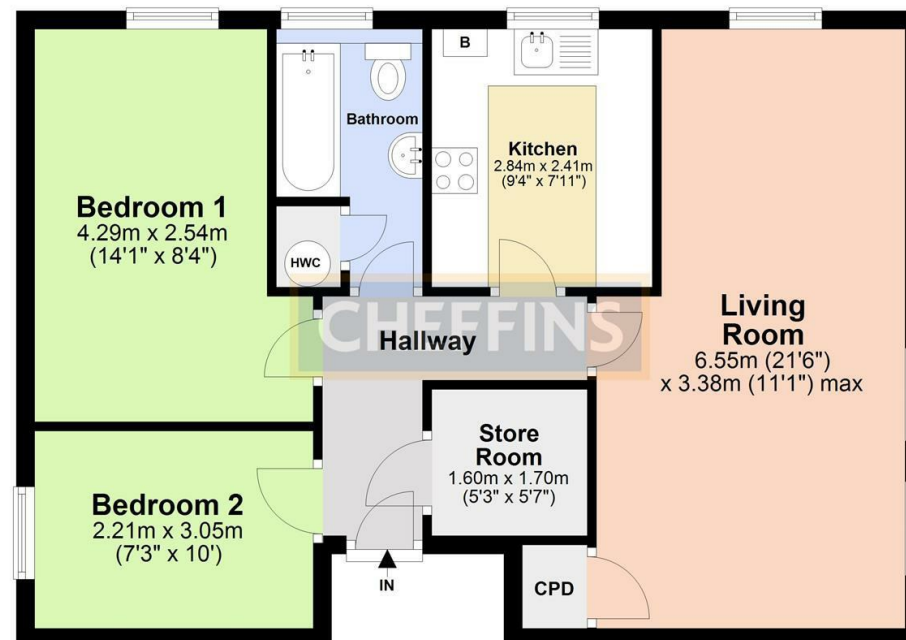




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



Total area: approx. 60.3 sq. metres (648.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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