



Ventress Farm Court, Cambridge, CB1 8HD

CHEFFINS

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Cambridge,
CB1 8HD

A spacious 2 bedroom ground floor apartment in a convenient south city location off Cherry Hinton Road. The accommodation comprises entrance hall, generous living room, kitchen, 2 double bedrooms and bathroom. Further benefits include single garage, small patio and well kept communal gardens. We regret no pets or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: C.

LOCATION

Located off Cherry Hinton Road and close to Cherry Hinton Hall Park. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station (2.1 miles), the city centre (2.4 miles) and the A14 and A11 (3.8 & 4.1 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (0.8 miles). Distances approximate.



£1,450 PCM





ENTRANCE HALL

with door to:

INNER HALLWAY

with entry phone and built in cupboard with fitted shelves. The sitting/dining room, kitchen, bedrooms and bathroom are accessed of the inner hallway.

SITTING/DINING ROOM

with full height windows and door to rear aspect with access to small patio and further window to front aspect.

KITCHEN

fitted with base and wall units, work tops, sink with window to front aspect above, freestanding oven with electric hob, fridge freezer, dishwasher and washing machine.

BEDROOM 1

with built in wardrobes and window to rear aspect.

BEDROOM 2

with window to rear aspect.

BATHROOM

with shower over bath, WC, wash basin, wall mirror, mirrored cabinet and window to front 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 - £334

Deposit - £1673



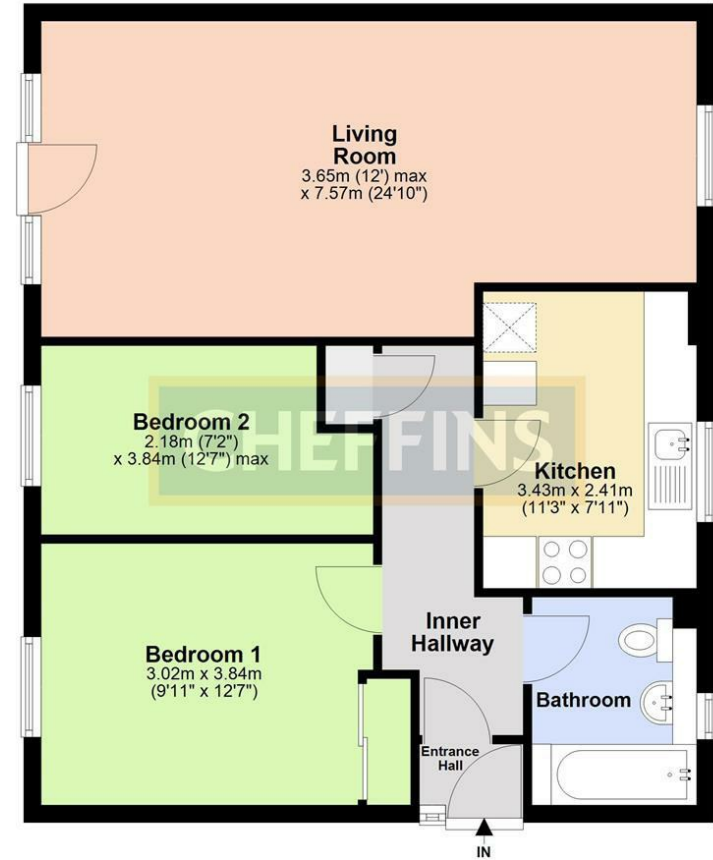


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

Floor area excludes the garage
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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