



St Bartholomews Court, Riverside, Cambridge, CB5 8JD

CHEFFINS

St Bartholomews Court

Riverside, Cambridge,
CB5 8JD

A second floor 2 bedroom apartment within this secure gated development enjoying views over the River Cam. The accommodation comprises entrance hall, living room with balcony, kitchen, double bedroom with en-suite shower room, further double bedroom and bathroom. The property further benefits from an allocated carport. Unfurnished. We regret no pets. Available NOW EPC: B and Council Tax Band: C.

LOCATION

St Bartholomews Court is positioned adjacent to the River Cam between Midsummer Common and Stourbridge Common in the north Cambridge Abbey ward with easy access to the nearby retail park offering a wide range of local amenities. The location provides excellent access to the City Centre via the riverside path and the development is conveniently positioned for access to the Science Park, A14/M11 and Cambridge and Cambridge North railway stations.

2 2 1

£1,600 PCM





ENTRANCE HALLWAY

doors to living room, kitchen, bedrooms and bathroom and cupboard housing hot water cylinder.

LIVING ROOM

window to the front aspect and patio door to balcony enjoying river views.

KITCHEN

base and wall units, work tops, sink, oven, gas hob with extractor above, fridge freezer, dishwasher, washing machine and window to rear aspect.

BEDROOM 1

window to the front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

BEDROOM 2

window to the rear aspect.

BATHROOM

shower over bath with glass shower screen, wc and wash basin with mirror above.

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 - £369

Deposit - £1846

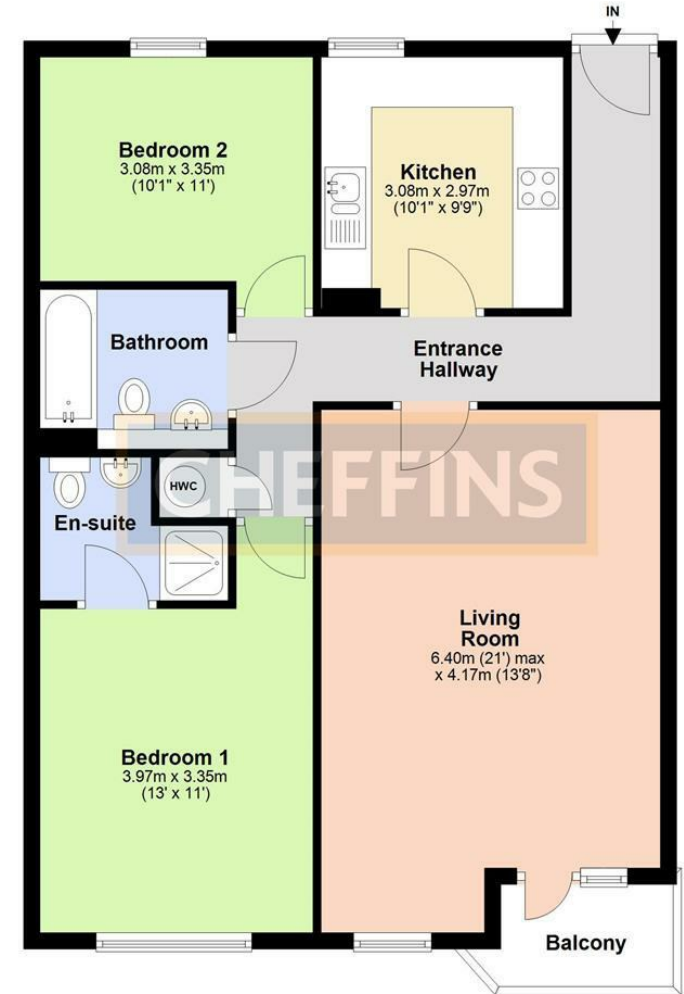




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Second Floor

Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

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.

