



St. Matthews Gardens, Cambridge, CB1 2PS

CHEFFINS

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A 1 bedroom lower ground floor apartment forming part of this popular development with easy access to the Beehive Centre, train station and city centre. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and bathroom. The property further benefits with secure underground parking space and courtyard garden with store room. Unfurnished. Available Now. EPC: C and Council Tax Band C.

LOCATION

St Matthews Gardens is situated off York Street within the Abbey ward of Cambridge, conveniently located for Cambridge Railway Station and the CB1 Business District (1.0 mile), as well as the historic city centre (0.8 miles). The property also benefits from a range of nearby amenities, including a pedestrian cut-through to the adjacent Beehive Centre and Retail Park, with the popular Mill Road area just 0.6 miles away. All distances are approximate.



£1,350 Per Month





ENTRANCE HALL

doors to all rooms and built in storage cupboard housing gas central heating boiler.

LIVING ROOM

Patio doors flanked by windows on either side opening to courtyard garden, further window to front aspect and doorway to:

KITCHEN

fitted with base and wall units, work tops, sink with window to front aspect above and integrated appliances including oven, electric hob with extractor above, fridge freezer and washer dryer.

BEDROOM

fitted double wardrobe with sliding doors and patio doors opening to courtyard.

BATHROOM

shower over bath, WC and wash basin with mirror above.

OUTSIDE

private paved courtyard garden with generous store room and side gate.

LETTING AGENT NOTES

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

Holding Deposit - £311

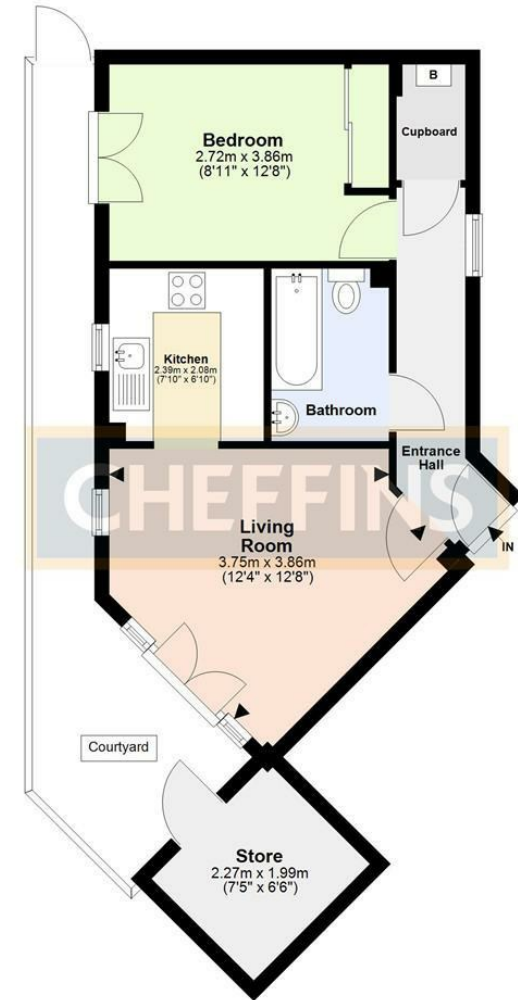
Deposit - £1557





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 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	
Current	Potential
73	75
England & Wales	
EU Directive 2002/91/EC	

Lower Ground Floor



Total area: approx. 40.6 sq. metres (437.2 sq. feet)

Floor area excludes the Courtyard and Store.
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.

