



Glenalmond Avenue, Cambridge, CB2 8DY

CHEFFINS

Glenalmond Avenue

Cambridge,
CB2 8DY

A 2 bedroom third floor apartment within this popular and select development within easy access to the train station, Addenbrooke's and the historic city centre. The accommodation comprises entrance, open plan living room with fitted kitchen and balcony, 2 double bedrooms and 2 bathrooms (1 en suite). Allocated parking space. We regret no pets. Unfurnished. Available from 18/08/2025. EPC: C and Council Tax Band: D.

LOCATION

The apartment is located in the Petersfield ward of Cambridge within a desirable residential development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).

2 2 1

£1,800 PCM



**ENTRANCE HALL**

store cupboard and doors to the open plan living room/kitchen, bedrooms and bathroom off.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above, oven, gas hob with extractor above and integrated fridge freezer and washing machine. Open to the living area with window to front aspect and patio door to balcony.

BALCONY

with glass and rail balustrade.

BEDROOM 1

built in double wardrobe with sliding doors, window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirror above and mirrored cabinet.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath, wc, wash basin and heated towel rail.

PARKING

allocated parking space for 1 car.

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 - £415

Deposit - £2076





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	

Third Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 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.

