



Winstanley Court, Cambridge, CB1 3UR

**CHEFFINS**



## Winstanley Court

Cromwell Road, Cambridge,  
CB1 3UR

- Minimum 12 Month Tenancy
- Available from 23/07/2025
- Unfurnished
- EPC: D
- Council Tax Band: C
- Electric Heating
- Parking
- Communal Grounds

A well-presented 3 bedroom duplex apartment situated in this popular and convenient location within easy reach of local amenities, the train station and city. The spacious accommodation comprises entrance hall, living room with vaulted ceiling, kitchen, mezzanine area, 3 double bedrooms and 3 bathrooms (2 en suite). Communal gardens and residents parking. We regret no pets or sharers. Unfurnished. Available from 23.07.2025. EPC: D and Council Tax Band: C.

3 3 1

**£1,875 PCM**





## LOCATION

Located off Cromwell Road within the popular Romsey ward of Cambridge. The property is well placed to access to local amenities on vibrant Mill Road (0.7 miles) and the Beehive Centre and Cambridge retail park nearby (0.3 miles). The property is also convenient for access to Cambridge Train Station and the CB1 Business District (1.2 miles), Addenbrookes Hospital (2.6 miles) and the city centre (1.4 miles). Distances approximate.



## ENTRANCE HALL

with laminate wood flooring, telephone intercom, large understairs storage cupboard.

## LIVING/DINING ROOM

with windows to rear aspect, wall mounted storage heaters, stairs leading to first floor.

## KITCHEN

with a range of modern wall and base units comprising inset Bosch oven, inset electric hob, extractor hood above, inset dual stainless steel butler style sink with mixer tap and drainer, dishwasher, full height fridge/freezer, windows to rear aspect, tiled floor and splashbacks.

## MASTER BEDROOM

with window to front aspect, wall mounted storage heater.

## EN SUITE SHOWER ROOM

with walk-in shower, low level w.c., wash hand basin, fitted cupboards and tiled floor.

## BEDROOM 3

with window to front aspect, convection heater.

## FAMILY BATHROOM

with panelled bath, wash hand basin, low level w.c., fitted cupboard with washing machine, tiled floor and window to side aspect.

## ON THE FIRST FLOOR

### MEZZANINE AREA

with eaves storage and large storage cupboard.

### BEDROOM 2

with Velux to front aspect, eaves storage, separate entrance leading to communal staircase.

### EN SUITE BATHROOM

with panelled bath, walk in shower, low level w.c., wash hand basin.

### OUTSIDE

The property benefits from well-kept communal grounds. There is residents' parking and there is access to a bicycle shed.

### LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

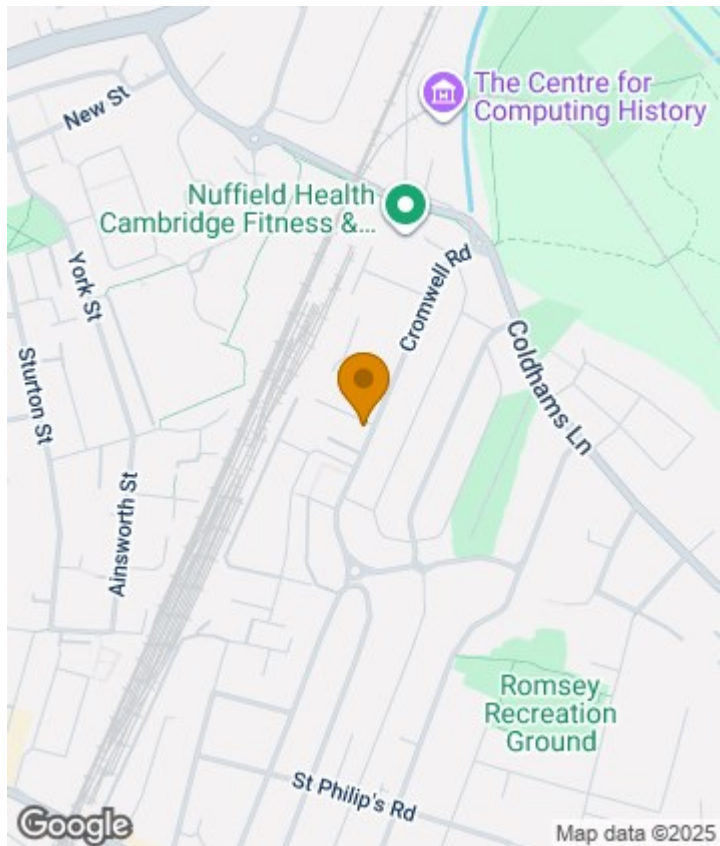
Holding Deposit - £432

Deposit - £2163









Total area: approx. 100.8 sq. metres (1085.3 sq. feet)

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

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

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.

