



Walpole Road, Cambridge, CB1 3UE

CHEFFINS

Walpole Road

Cambridge,
CB1 3UE

A well proportioned 2 bedroom ground floor apartment located on the south sound of the city close to local amenities and with easy access to Addenbrooke's and the city centre. The accommodation comprises entrance hall, living room, kitchen, 2 double bedrooms, bathroom and store room. We regret no pets. Unfurnished. Available now. EPC: C and Council Tax Band: B.

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£1,350 PCM



LOCATION

Walpole Road is located in the ward of Cherry Hinton a positioned close to the perimeter of Cherry Hinton Hall Park. The property is well place for access to Addenbrookes (1.6 miles), Cambridge train station and CB1 Business District (1.6 miles), the city centre (2.1 miles) and the A14 and A11 (4.3 & 5.0 miles respectively). A range of local amenities can be found nearby and on Cherry Hinton High Street (0.5 miles) and a supermarket at Fulbourn (1.2 miles). Distances approximate.

**ENTRANCE HALL**

with built in storage cupboard. The living room, bedrooms, bathroom and store room are accessed off the entrance hall.

LIVING ROOM

dual aspect with window to front aspect and window to side aspect and door to:

KITCHEN

fitted with base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hob and extractor above, fridge freezer, washing machine and tumble dryer.

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to rear aspect.

BATHROOM

newly fitted bathroom with shower over bath, WC, wash basin with vanity unit below, heated towel rail and window to rear aspect.

STORE ROOM

housing gas boiler and with window to rear aspect.

LETTING AGENT NOTES

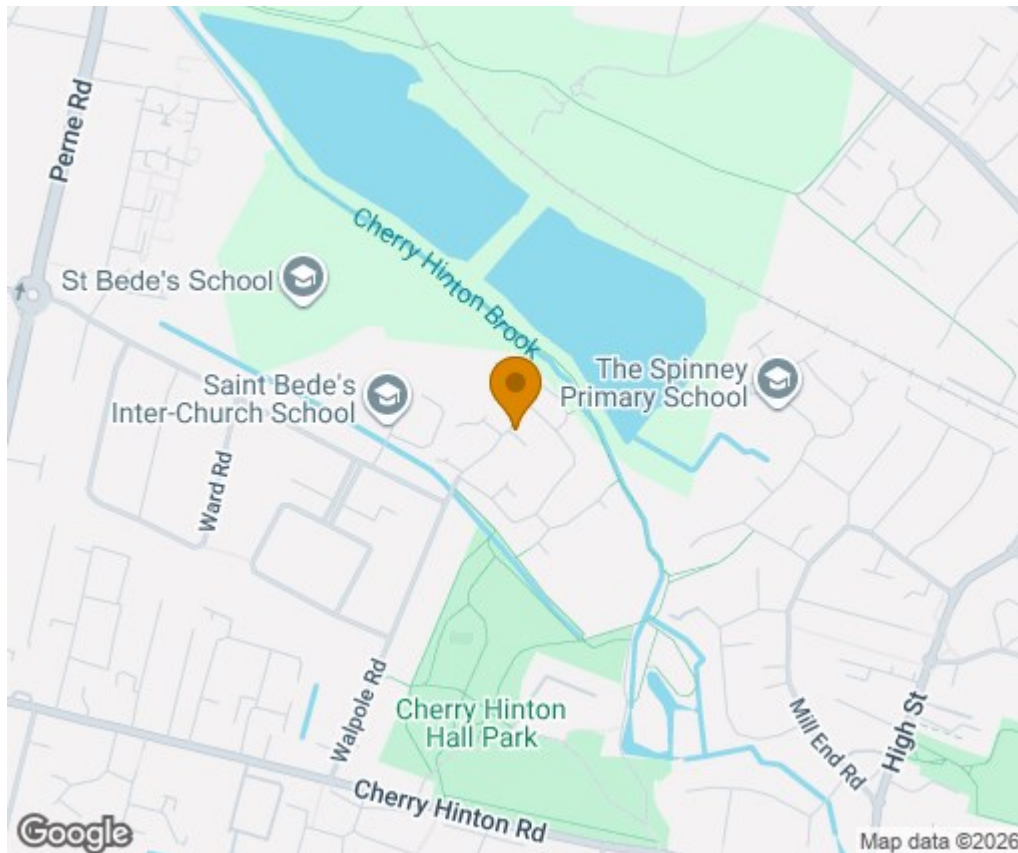
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £311

Deposit - £1557





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		
	70	77
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 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.

