



Glenalmond Avenue, Cambridge, CB2 8DT

CHEFFINS

Glenalmond Avenue

Cambridge,
CB2 8DT

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Balcony
- Allocated Parking

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 or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.

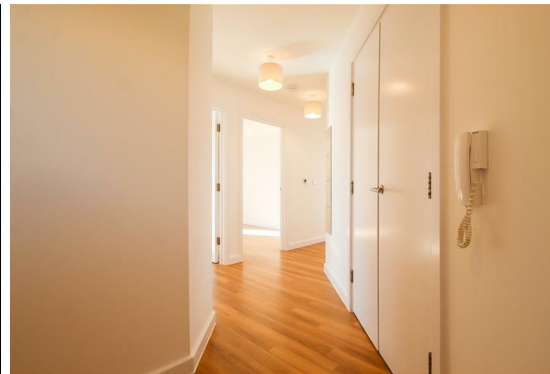


£1,800 PCM





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).

ENTRANCE HALL

airing cupboard housing hot water cylinder 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, integrated appliances including oven, gas hob with extractor above, fridge freezer and washer dryer, freestanding dishwasher, window to rear aspect and open to living area with window to front aspect and door to:

BALCONY

decking and glass and rail balustrades.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above and heated towel rail.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath, wc and wash basin with vanity unit below and mirror above and heated towel rail.

PARKING

allocated parking space and bicycle parking within a secure gated undercroft residents car park.

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 - £415

Deposit - £2076





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 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.

