



**Ventress Farm Court, Cambridge, CB1 8HD**

**CHEFFINS**



## Ventress Farm Court

Cambridge,  
CB1 8HD

A spacious 2 bedroom first floor apartment comprising entrance hall, generous living room, kitchen, 2 double bedrooms and bathroom. Further benefits include single garage and well kept communal gardens. We regret no pets or sharers. Unfurnished. Available from 28/03/2025. EPC: C and Council Tax Band: C.

### LOCATION

Located off Cherry Hinton Road and close to Cherry Hinton Hall Park. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station (2.1 miles), the city centre (2.4 miles) and the A14 and A11 (3.8 & 4.1 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (0.8 miles). Distances approximate.



**£1,400 PCM**





## ENTRANCE HALL

door to:

## INNER HALLWAY

built in store cupboard and doors to all rooms.

## BEDROOM 1

fitted wardrobes and dressing table and window to rear aspect.

## BEDROOM 2

fitted double wardrobe and window to rear aspect.

## LIVING ROOM

dual aspect with windows to front and rear aspects.

## SHOWER ROOM

walk in shower with glass screen, wash basin

with vanity unit below and illuminated mirror above, WC, heated towel rail and window to front aspect.

## KITCHEN

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

## 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 - £323

Deposit - £1615

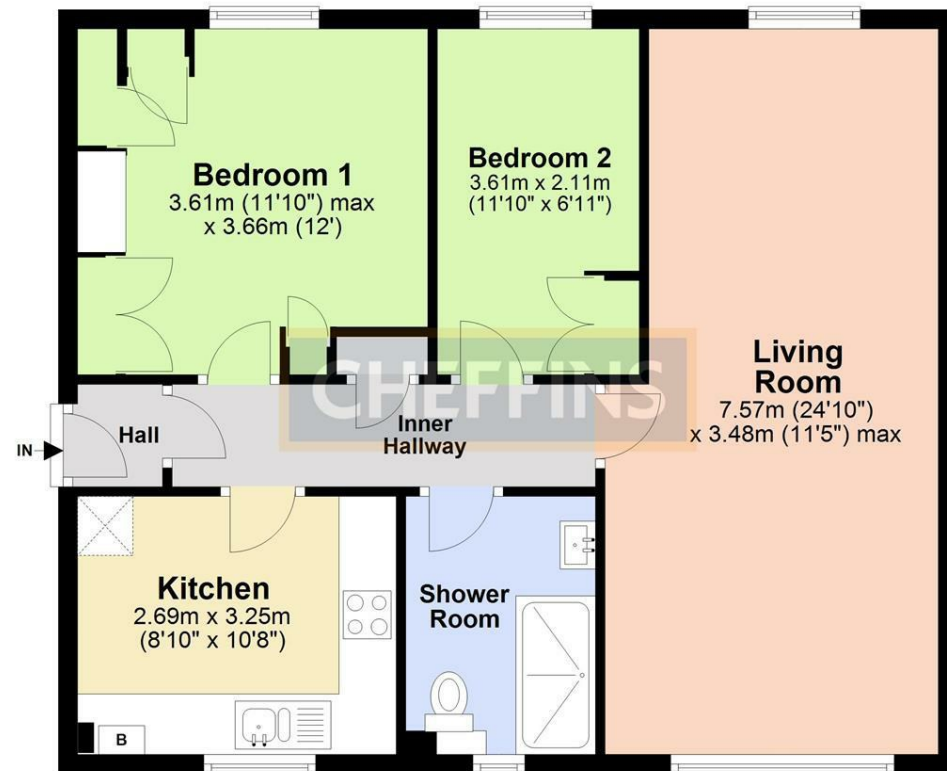




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>72</b>		<b>83</b>
England & Wales		
EU Directive 2002/91/EC		

## First Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 sq. feet)

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

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.