



Burlton Road, Cambridge, CB3 0GU

CHEFFINS

Burlton Road

Cambridge,
CB3 0GU

A well presented 2 bedroom ground floor apartment forming part of this select development situated off Huntingdon Road. The accommodation comprises entrance hall with 2 store cupboards, spacious open plan living room/kitchen, 2 double bedrooms and 2 bathrooms (1 en-suite). Further benefits include allocated parking space and secure bicycle store. We regret no pets or students. Unfurnished. Available now. EPC: C and Council Tax Band: D.

LOCATION

Located with a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.

2 2 1

£1,550 PCM





ENTRANCE HALL

with 2 storage cupboards. The open plan living room, bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM

dual aspect with window to front and side aspect. Existing furniture includes dining table with 4 chairs, coffee table and TV stand (furniture can be removed). The living room is open to:

KITCHEN

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

BEDROOM 1

with built in wardrobe, window to front

aspect, furniture including double bed, 2 bedsidess and chest of drawers (can be removed if required) and door to:

EN SUITE SHOWER ROOM

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

BEDROOM 2

with window to front aspect.

BATHROOM

with shower over bath, wc, wash basin, heated towel rail and window to rear aspect.

LETTING AGENT NOTES

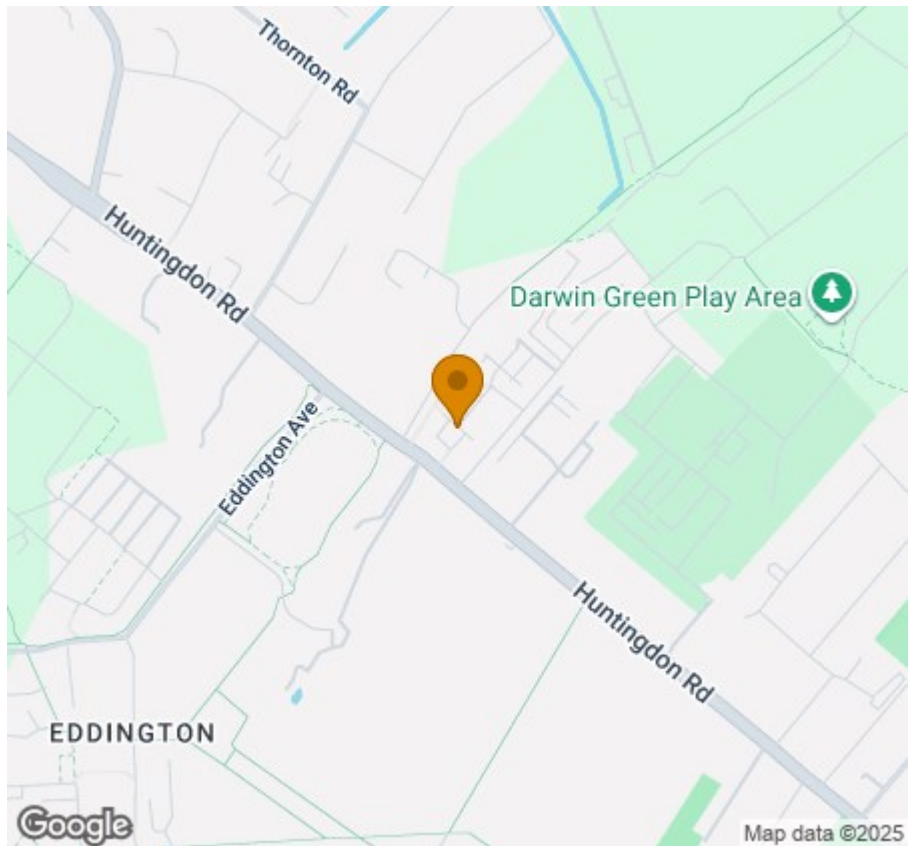
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £357

Deposit - £1788

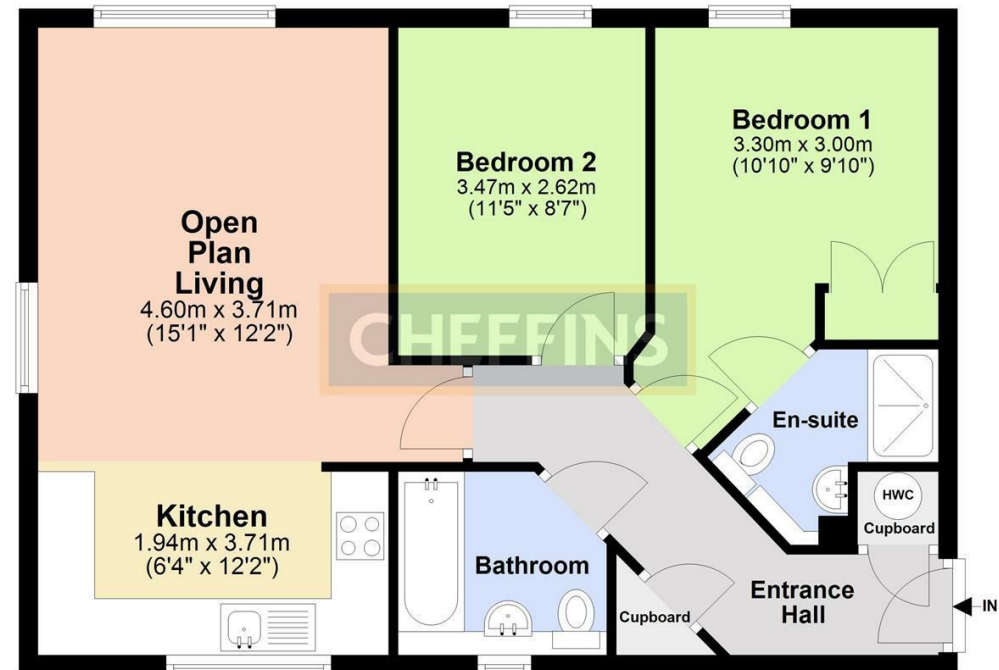




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 62.3 sq. metres (671.1 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.