



Mill Road, Cambridge, CB1 2BD

CHEFFINS

Mill Road

Cambridge,
CB1 2BD

A well presented studio apartment in a prime Mill Road location close to an excellent range of local amenities and within easy access of the railway station and the historic city centre. The accommodation comprises entrance hall, open plan living room with kitchen area and separate bathroom. Unfurnished. Available now. EPC: C and Council Tax Band: A.

LOCATION

The property is located on the ever popular Mill Road within the Petersfield Ward of Cambridge. There is an excellent range of local amenities moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.5 miles) and the historic city centre (0.6 miles). Distances approximate.



£975 PCM





COMMUNAL ENTRANCE

with stairs rising to first floor landing and door to:

ENTRANCE HALL

with video entry phone. The open plan studio room and bathroom are accessed off the entrance hall.

OPEN PLAN STUDIO ROOM

kitchen area fitted with base and wall units, works tops, breakfast bar, sink and integrated appliances including oven and grill, microwave, ceramic hob with extractor above, fridge with

ice box, slimline dishwasher and washer dryer. Living area with window to rear aspect.

BATHROOM

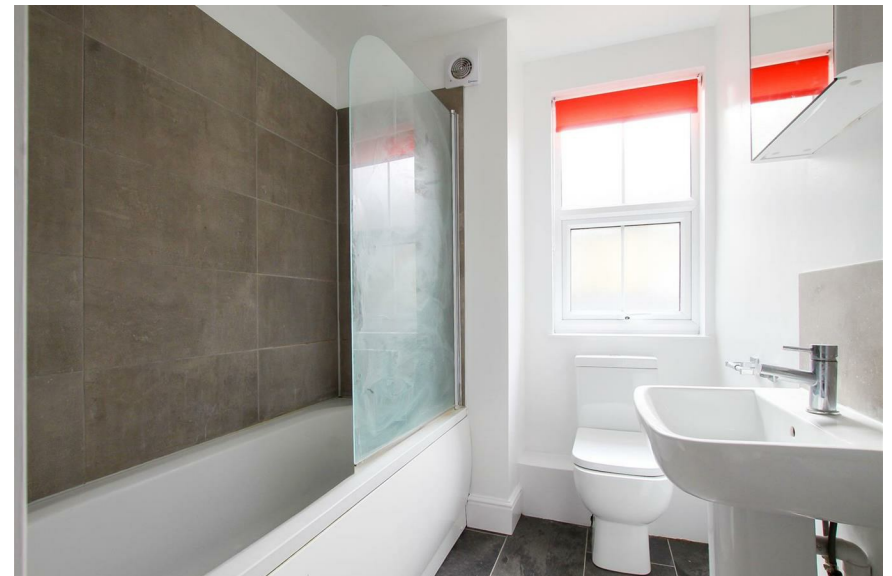
shower over bath, WC, wash basin with mirrored cabinet above and window to side aspect.

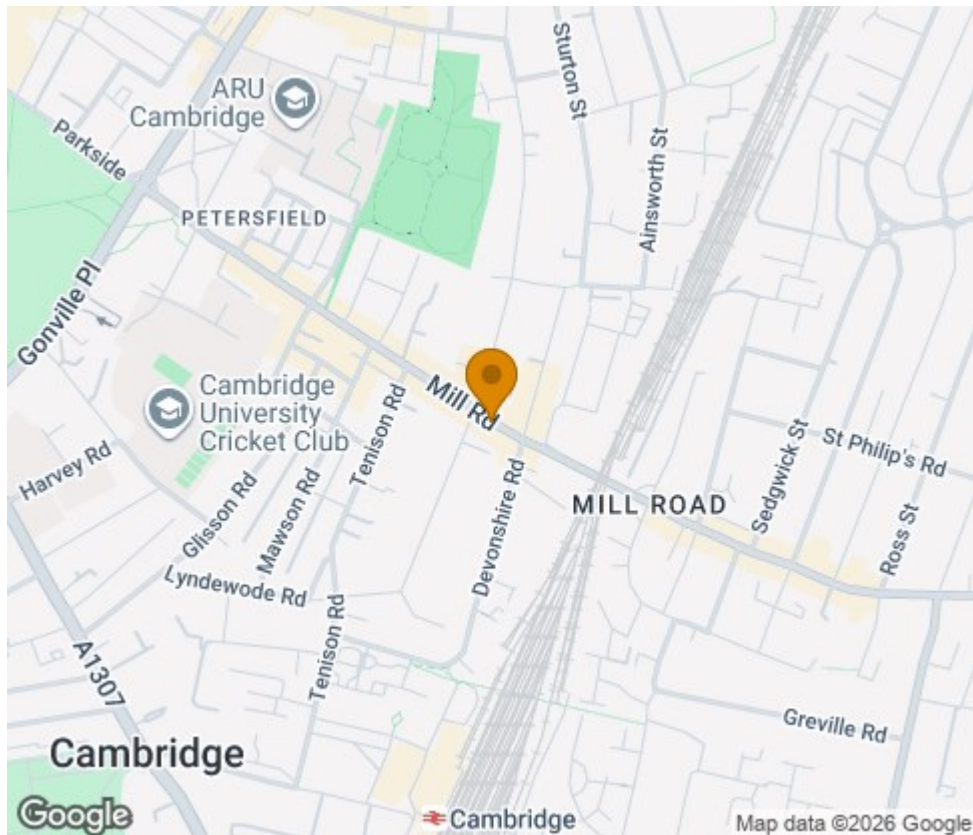
LETTING AGENT NOTES

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

Holding Deposit - £225

Deposit - £1125





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		
	74	83
England & Wales		
EU Directive 2002/91/EC		

First Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: approx. 20.9 sq. metres (224.7 sq. feet)

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.