



St. Bartholomews Court, Riverside, Cambridge, CB5 8JB

CHEFFINS

Riverside

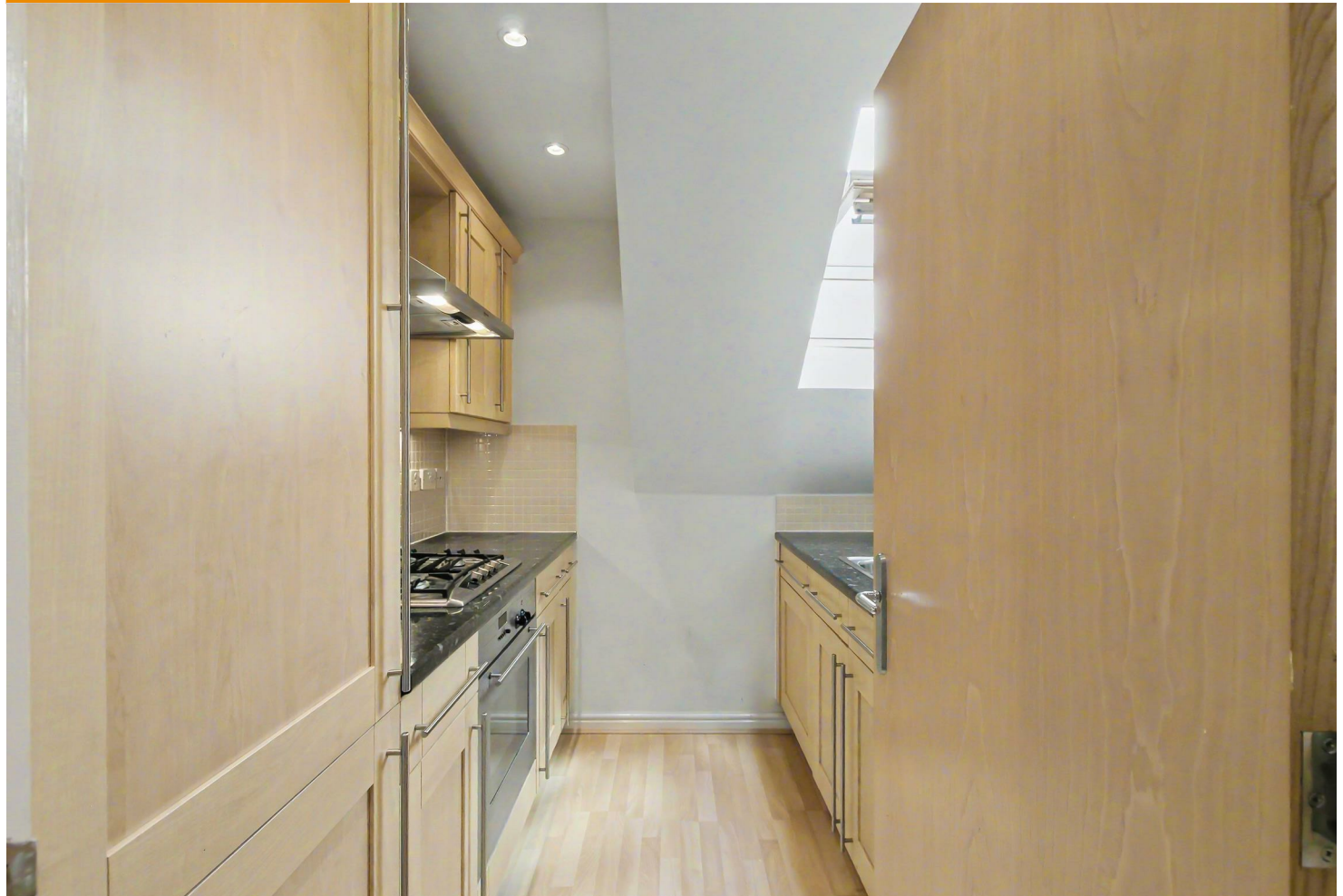
Cambridge,
CB5 8JB

- Available NOW
- Unfurnished
- EPC: D
- Council Tax Band: C
- Electric Central Heating
- Allocated Carport
- Balcony & Communal Grounds
- Gated Riverside Development

A well-proportioned two-bedroom third-floor apartment forming part of a select gated riverside development. The accommodation comprises an entrance hall, a spacious living room with balcony off, fitted kitchen, principal double bedroom with en-suite shower room, second double bedroom and bathroom. The property further benefits from an allocated carport and well-maintained communal grounds. Unfurnished. Available now. EPC Rating: D and Council Tax Band: C.



£1,750 PCM





LOCATION



St Bartholomew's Court is ideally situated beside the River Cam, between Midsummer Common and Stourbridge Common, in the Abbey ward of north Cambridge. The development enjoys easy access to a nearby retail park, offering a wide range of shops and everyday amenities. The location provides excellent connectivity, with a scenic riverside path leading directly into Cambridge city centre. It is also conveniently positioned for access to the Cambridge Science Park, the A14 and M11, and both Cambridge and Cambridge North railway stations, making it an ideal base for commuters and city living alike.

ENTRANCE HALL

Entry phone, 2 built-in cupboards one housing hot water cylinder and electric central heating boiler and doors to kitchen, living room, bedrooms and bathroom off.

KITCHEN

Fitted with base and wall units, worktops, 1 1/2 bowl sink, integrated appliances including oven, gas hob with extractor hood above, fridge freezer, dishwasher and washer dryer and Velux window to rear aspect.

LIVING ROOM

Window and door to front aspect opening to:

BALCONY

Small balcony with timber decking and rail balustrades with views of the River Cam.

BEDROOM 1

Built in double wardrobes, fitted dressing table, window to front aspect and door to:

EN-SUITE SHOWER ROOM

Shower enclosure, WC, wash basin

with mirror above and heated towel rail.

BEDROOM 2

Window to rear aspect.

BATHROOM

Bath with shower attachment, WC, wash basin with mirror above, heated towel rail and Velux window to rear aspect.

OUTSIDE

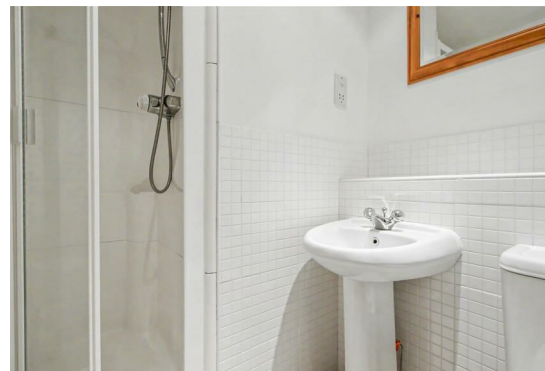
Allocated parking space within carport, secure bicycle store and communal grounds.

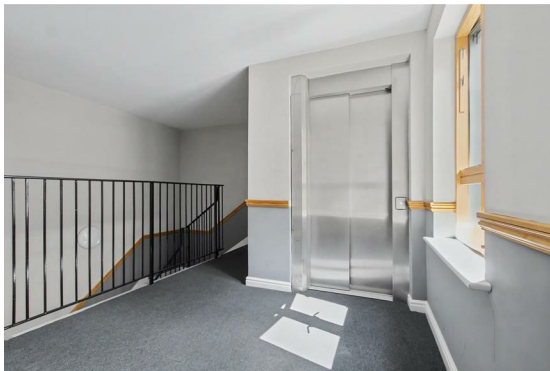
LETTING AGENT NOTES

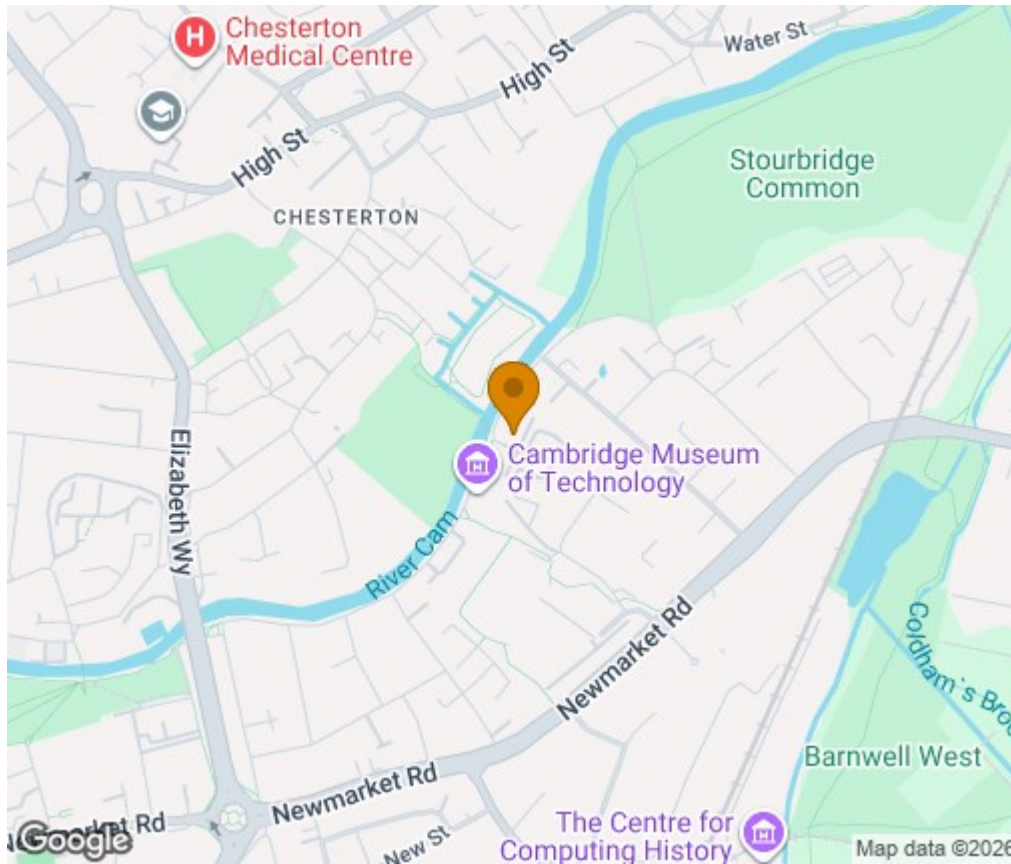
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £403

Deposit - £2019







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

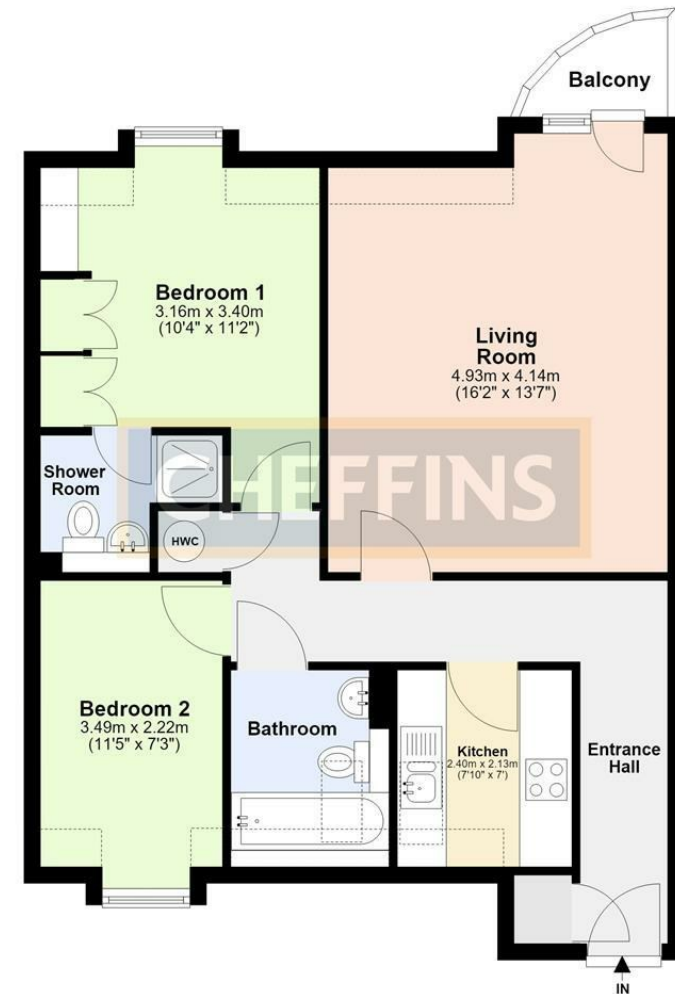
Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



Third Floor

Approx. 66.9 sq. metres (720.1 sq. feet)
(excluding Cupboard, Balcony)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

CHEFFINS