



Brooke House, Kingsley Walk, Cambridge, CB5 8TJ

CHEFFINS

Brooke House

Kingsley Walk, Cambridge,
CB5 8TJ

A modern 1 bedroom 1st floor city apartment within a select development. The accommodation comprises entrance hall, open plan living room with kitchen and balcony, 1 double bedroom and bathroom. Under floor heating throughout. Secure allocated parking space and on site residents gymnasium. On site Concierge service available. Communal Gas charge applies. We regret no pets. Unfurnished. Available from 03/11/2025. EPC: B & Council Tax Band: D.

LOCATION

Kingsley Walk is located off Newmarket Road and adjacent to Midsummer Common within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre, popular Mill Road and Chesterton nearby. The property is convenient for access to the historic city centre and Cambridge railway station approximately 1.5 miles away.



£1,550 PCM





ENTRANCE HALL

with double doors to built in storage cupboard housing washer dryer, door to bathroom, door to bedroom and door to:

OPEN PLAN LIVING ROOM

with window to front aspect with sliding patio door to balcony. The living area is open to:

KITCHEN

fitted kitchen with base and wall units, work tops, sink, oven, induction hob with extractor above, fridge freezer and dishwasher.

BEDROOM

with fitted wardrobes with sliding doors

and window to front aspect with door to Juliet balcony.

BATHROOM

with shower over bath, WC with fitted shelving above, wash basin with fitted mirrored cabinet above and heated towel rail.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

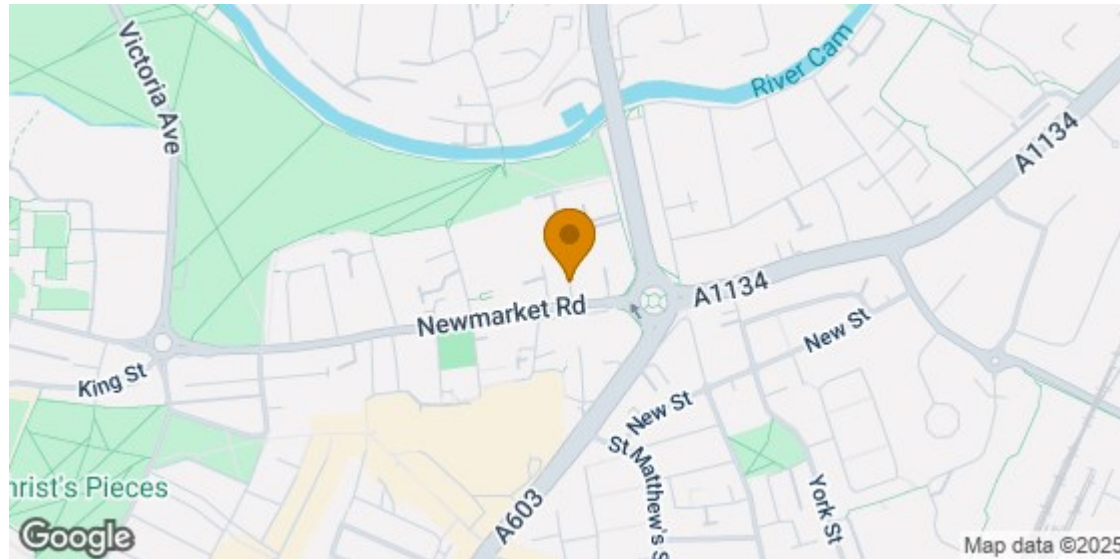
Holding Deposit - £357

Deposit - £1788





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	83	84
(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	



First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.3 sq. feet)

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

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.

