



Room 1, East Road, Cambridge, CB1 1DB

CHEFFINS

East Road

Cambridge,
CB1 1DB

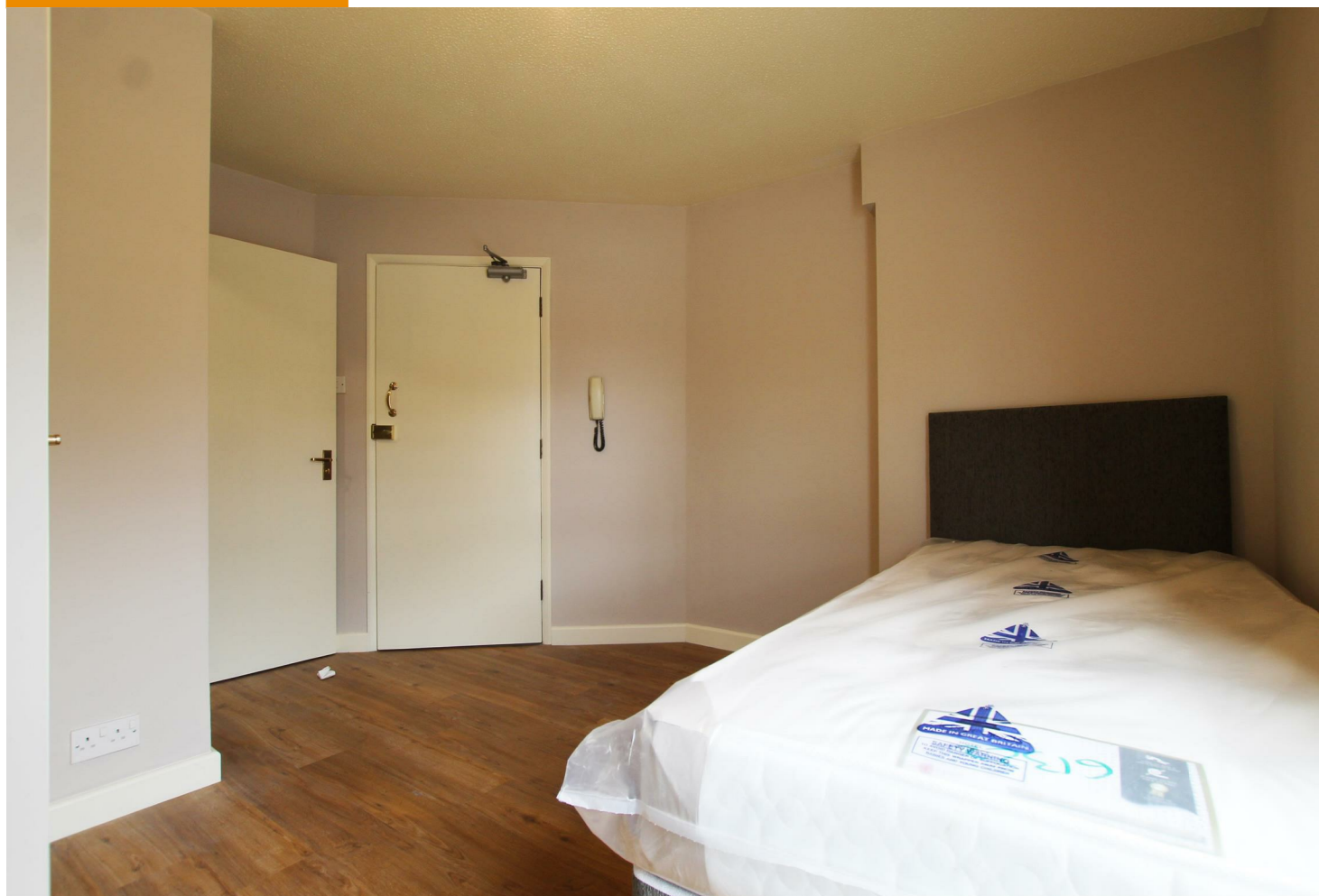
A GROUND FLOOR EN SUITE STUDENT BEDROOM WITH UTILITIES INCLUDED to let within this purpose built accommodation block comprising 8 rooms moments from Anglia Ruskin University and local amenities. The accommodation comprises ground floor bedroom with ensuite WC and basin, separate ensuite shower, single bed, desk, wardrobe and bedside table. Shared kitchen facilities. Utility bills inclusive of rent. Furnished. Available from 19/08/2025. EPC: E and Council Tax Band: N/A.

LOCATION

East Road is located within the Market ward of Cambridge and the property is positioned most conveniently for access to Anglia Ruskin University (0.2 miles). A wide range of local amenities can be found in the Grafton Centre and popular Mill Road nearby and the property is also well placed for access to Cambridge railway station approximately (1.0 miles) and the historic city centre via Parker's Piece (0.5 miles). (Distances approximate).

1 0 0

£875 PCM





BEDROOM 1

with window to front aspect. Furniture includes single bed, desk, wardrobe and bedside table. Door to en suite shower and en suite WC

EN SUITE WC

with toilet and wash basin.

EN SUITE SHOWER

with shower enclosure.

LETTING AGENT NOTES

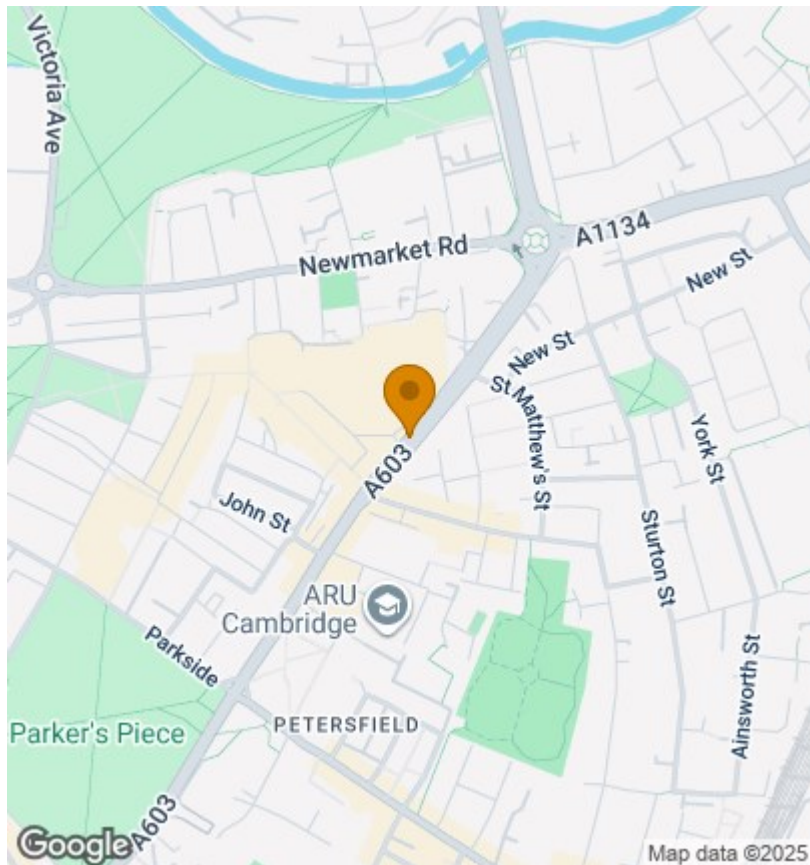
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £201

Deposit - £1009





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	41	73
England & Wales	EU Directive 2002/91/EC	



Total Area: 160.3 m² ... 1726 ft²
 All measurements are approximate and for display purposes only
 Plans prepared by: charlesjarrison.co.uk

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.

