



Ainsworth Place, Cambridge, CB1 2PG

**CHEFFINS**

## Ainsworth Place

Cambridge,  
CB1 2PG

RENT INCLUSIVE OF UTILITY BILLS, COUNCIL TAX AND WIFI. A second floor room to let within this end terrace townhouse comprising 5 bedrooms with a maximum occupancy of 5 persons in a convenient city location. The accommodation comprises double bedroom (single occupancy only) with en-suite shower room. Shared kitchen and laundry facilities. Furnished. Available now. EPC: C and Council Tax Band: N/A.

### LOCATION

Ainsworth Place is ideally located just east of Cambridge city centre, offering excellent convenience. The property is within easy reach of Cambridge railway station and the CB1 Business District, making it particularly well-suited for commuters and professionals. The city centre is accessible on foot or by bicycle, providing a wide range of shopping, dining, and cultural attractions. Locally, residents benefit from a variety of independent shops, cafés, and everyday amenities.



**£975 PCM**



**ROOM 5**

Window to rear aspect. Furniture comprises double bed, wardrobe and dressing table with chair. Door to:

**EN-SUITE SHOWER ROOM**

shower enclosure, wc and wash basin with mirror above.

**COMMUNAL KITCHEN**

kitchen comprises base and wall units, work tops, sink, freestanding appliances including oven with electric hob with extractor above, microwave, fridge freezer, dishwasher, washing machine and

tumble dryer, gas central heating boiler, fitted table, window to rear aspect and door to communal rear garden.

**LETTING AGENT NOTES**

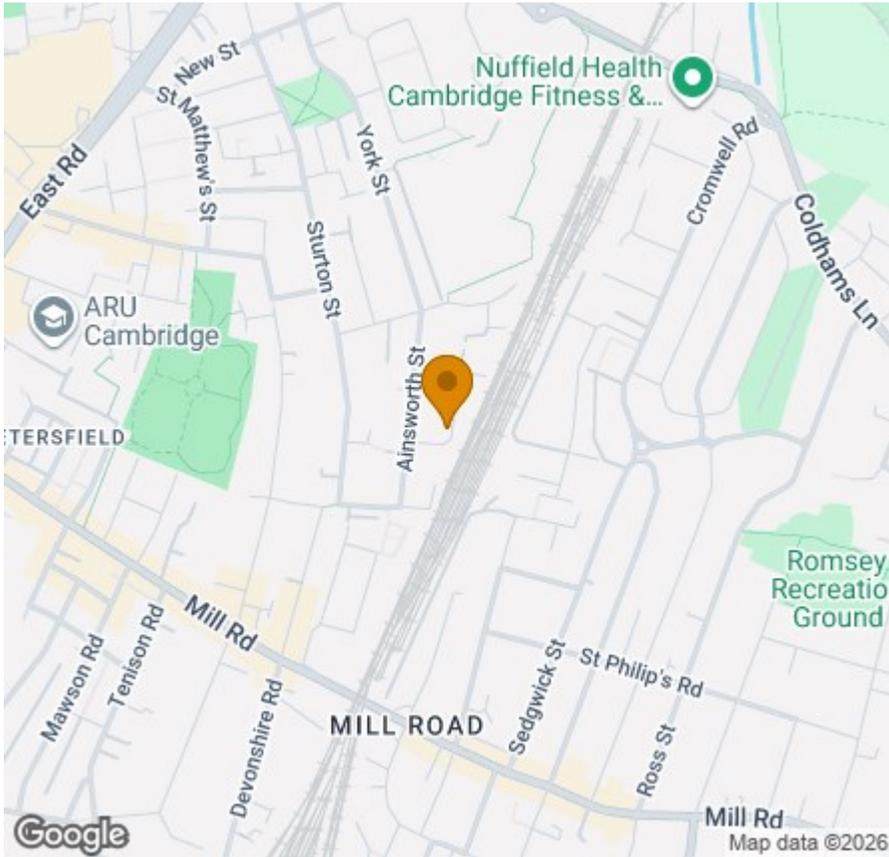
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

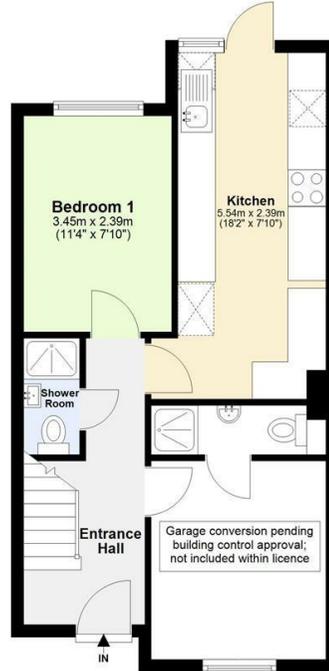
Holding Deposit - £225

Deposit - £1125





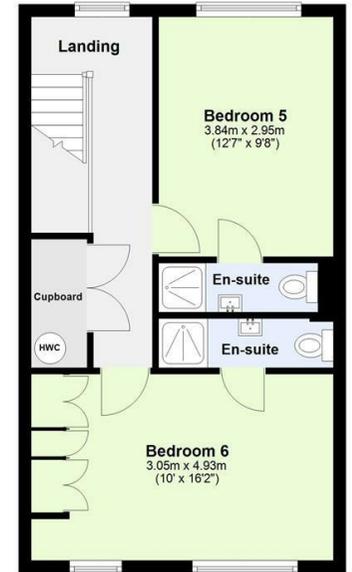
**Ground Floor**  
Approx. 31.5 sq. metres (338.8 sq. feet)



**First Floor**  
Approx. 42.8 sq. metres (460.6 sq. feet)



**Second Floor**  
Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 115.4 sq. metres (1241.9 sq. feet)

Floor area excludes the Garage conversion pending building control approval.  
Plan produced using PlanUp.

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			
		76	82
England & Wales		EU Directive 2002/91/EC	

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.