



Hills Road, Cambridge, CB2 1LA

CHEFFINS

Hills Road

Cambridge,
CB2 1LA

A 1 bedroom first floor apartment in a central location between the Railway Station and City Centre and close to an excellent range of local amenities. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom and shower room. No parking. We regret no pets. Unfurnished. Available now. EPC: E and Council Tax Band: B.

LOCATION

The property is located on Hills Road occupying a position in central Cambridge within the Market ward of Cambridge. Parker's Piece is a short distance away and an excellent range of local amenities can be found nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (0.4 miles) and the central bus station at Drummer Street (0.6 miles). (Distances approximate).



£1,300 PCM



**ENTRANCE HALL**

built in cupboard and doors to living room/kitchen, bedroom and bathroom off.

OPEN PLAN LIVING ROOM/KITCHEN

2 windows to front aspect and kitchen area fitted with base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor hood above and fridge with ice box and freestanding washing machine.

BEDROOM

window to rear aspect.

SHOWER ROOM

corner shower, wc, wash basin, heated towel rail and airing cupboard housing hot water cylinder.

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 - £300

Deposit - £1500





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents note:

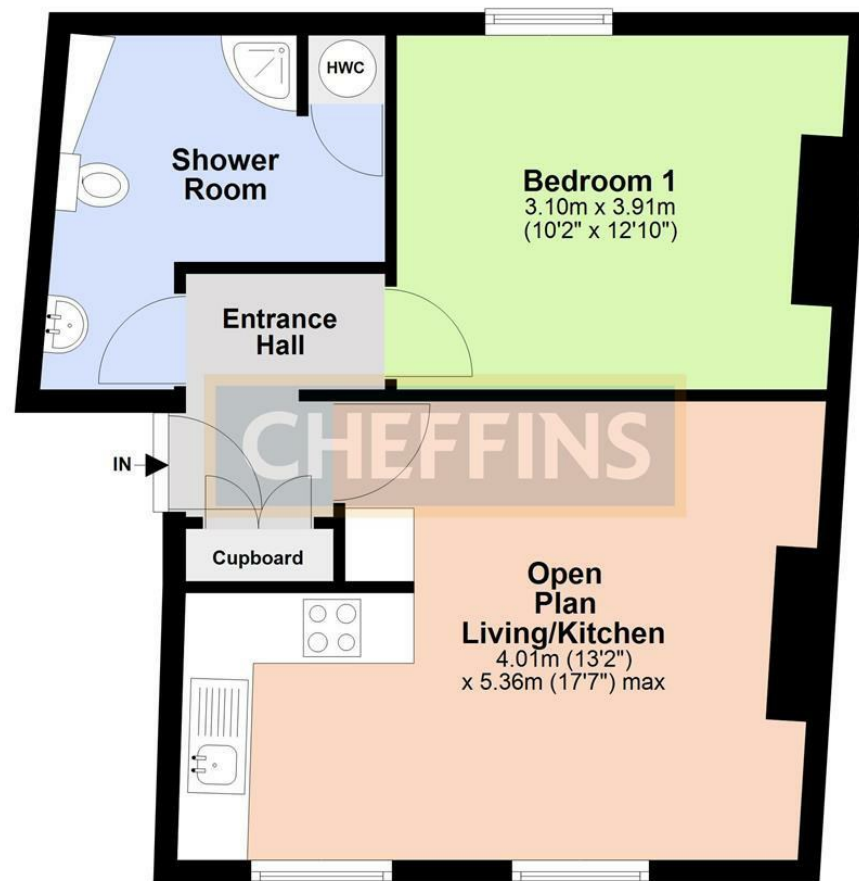
For more information on this property please refer to the Material Information Brochure on our website.

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.

Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)

Floor area excludes the Balcony
Plan produced using PlanUp.



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