



Knightly Avenue, Cambridge, CB2 0AL

CHEFFINS

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Cambridge,
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A stylish 2 bedroom first floor apartment located within the select Ninewells development on the fringe of the Addenbrooke's campus. The accommodation comprises entrance hall, open plan living room with kitchen and balcony, 2 double bedrooms, ensuite shower room and bathroom. Covered allocated parking space and secure bicycle store. We regret no pets or sharers. Furnished. Available from 22/04/2025. EPC: B and Council Tax Band: E.

LOCATION

Situated in the Queen Edith's ward of Cambridge the property is located off Babraham Road and sits close to the perimeter of the Addenbrooke's campus. The property is most convenient for access to Addenbrooke's Hospital (0.3 miles), the property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.9 miles) and Cambridge city centre (2.2 miles). A range of local amenities can be found nearby. (distances approximate)

2 2 1

£1,800 PCM





ENTRANCE HALL

video entry phone, built in storage cupboard and doors to living room, bedrooms and bathroom.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, microwave, electric hob with extractor above, fridge freezer, dishwasher and washer dryer, cupboard housing gas boiler and open to living area with full height window to front aspect with glazed door to balcony and furniture including 2 sofas, ottoman footstool, bookcase, dining table and chairs.

BALCONY

wooden decking, glass balustrade and furniture including 2 patio chairs and small patio table.

BEDROOM 1

built in double wardrobe with sliding doors, window to front aspect, furniture including sofa bed, bedside table and bookcase and door to:

EN SUITE

walk in shower, WC, wash basin with vanity shelf below and fitted mirrored cabinets above, heated towel rail and window to front aspect.,

BEDROOM 2

built in triple wardrobe, window to rear aspect and furniture including double bed and 2 bedside units.

BATHROOM

shower over bath with glass shower screen, WC, wash basin with vanity shelf below and illuminated mirror above and heated towel rail.

LETTING AGENT NOTES

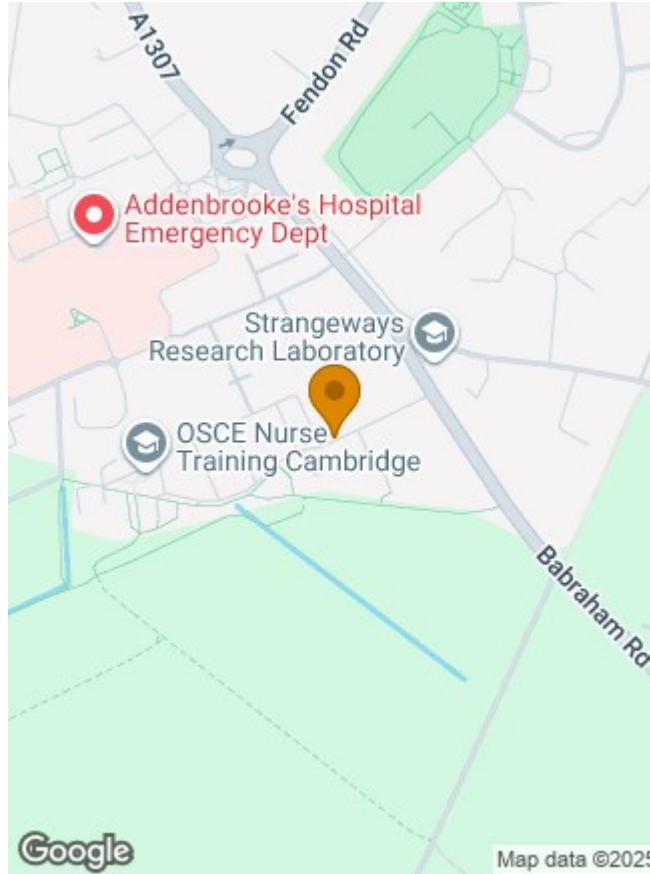
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £415

Deposit - £2076





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 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.

