



Regency Square, Cambridge, CB1 3WL

CHEFFINS

Regency Square

Cambridge,
CB1 3WL

A 2 bedroom first floor apartment forming part of a small and select development off Rustat Road. The well proportioned accommodation comprises entrance hall, generous living room, kitchen, principal bedroom with en-suite shower room, 1 further bedroom and bathroom. Further benefits include allocated parking and communal gardens. We regret no pets. Furnished or unfurnished. Available now. EPC: C and Council Tax Band: C.

LOCATION

Located within the Coleridge ward of Cambridge off Rustat Road on the south side of the city convenient for access to Cambridge train station and the CB1 Business District (0.6 miles), Addenbrookes (1.5 miles) and the city centre (1.1 miles). A good range of local amenities can also be found nearby on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)

2 2 1

£1,800 PCM





ENTRANCE HALL

entry phone, built in cupboard, airing cupboard housing hot water cylinder and doors to kitchen, living room, bedrooms and bathroom

KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to front aspect above, wall unit housing gas central heating boiler, integrated appliances including oven, gas hob with extractor above and fridge freezer and freestanding appliances including microwave, slimline dishwasher and washing machine.

LIVING ROOM

bay window to front aspect, further window to front aspect and furniture comprising dining table with chairs, shelving unit, 2 sofas, coffee table, side table and desk.

BEDROOM 1

built in double wardrobe, bay window to rear

aspect, furniture comprising double bed and chest of drawers and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wash basin, wc and window to rear aspect.

BEDROOM 2

built in wardrobe, window to rear aspect and furniture comprising single bed with under bed trundle.

BATHROOM

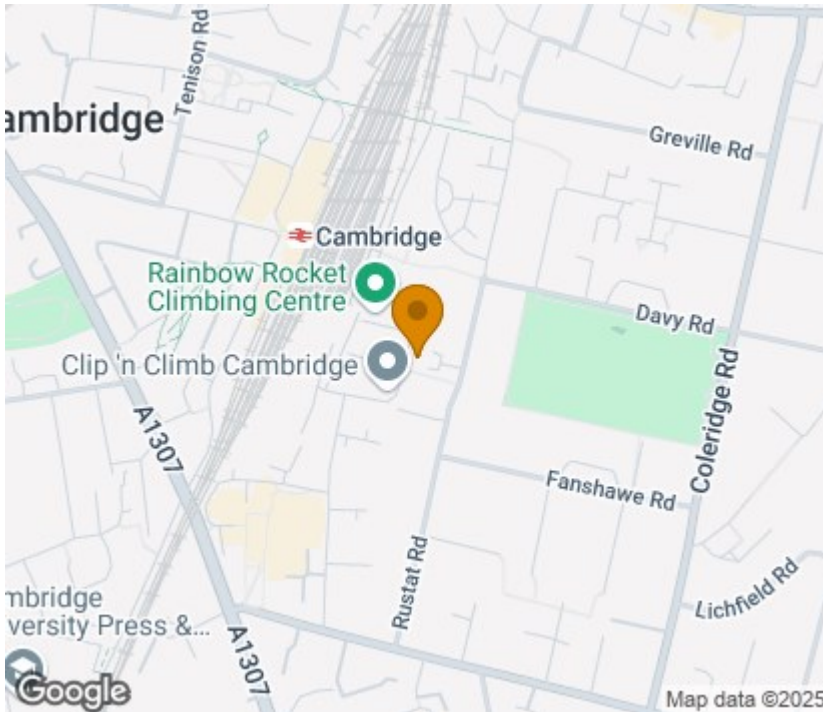
bath, wc, wash basin and window to rear aspect.

LETTING AGENT NOTES

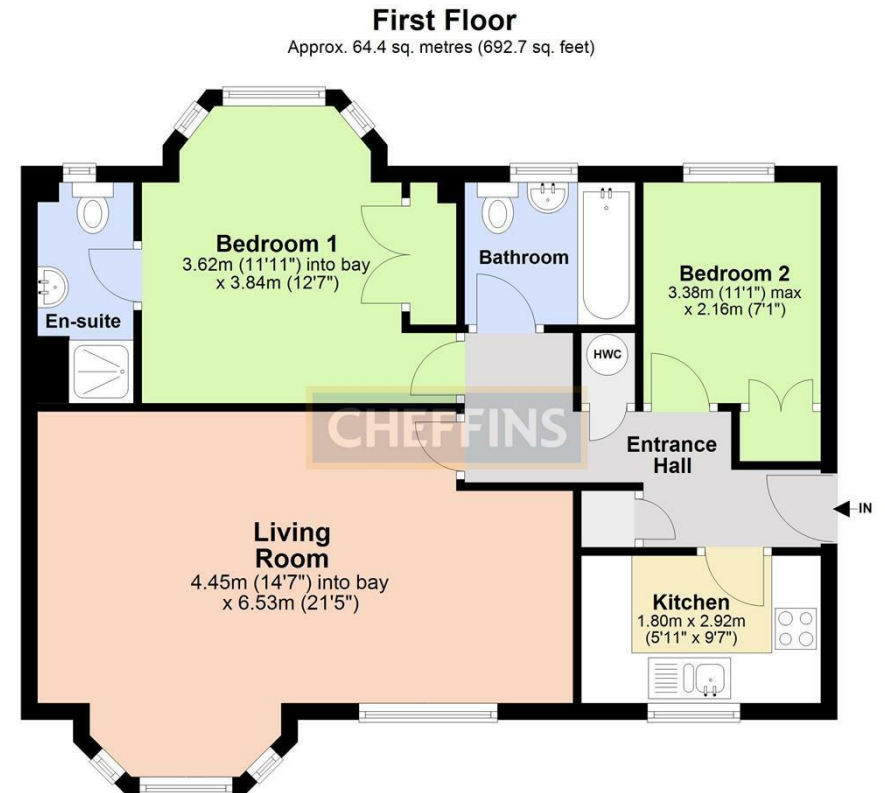
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £415
Deposit - £2076





| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

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

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.

