



Hills Road, Cambridge, CB2 1LA

**CHEFFINS**



## Hills Road

Cambridge,  
CB2 1LA

A well presented 1 bedroom apartment in a convenient city centre location. The accommodation comprises entrance hall, open plan living room with kitchen, 1 double bedroom and shower room. We regret no pets. No parking. 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).



**£1,325 PCM**





## **COMMUNAL ENTRANCE**

shared with 40a Hills Road. Stairs rising to:

## **APARTMENT DOOR**

to:

## **ENTRANCE HALL**

the open plan living room/kitchen, bedroom and shower room are accessed off the entrance hall.

## **OPEN PLAN LIVING ROOM/KITCHEN**

kitchen area fitted with base and wall units, work top, sink with window to front aspect above, integrated appliances including oven, electric hob with extractor hood above, fridge and

washing machine. The kitchen area is open to the living area with further window to front aspect.

## **BEDROOM**

window to rear aspect.

## **SHOWER ROOM**

shower enclosure, wc, wash basin with vanity unit below 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 12 month tenancy

Holding Deposit - £305

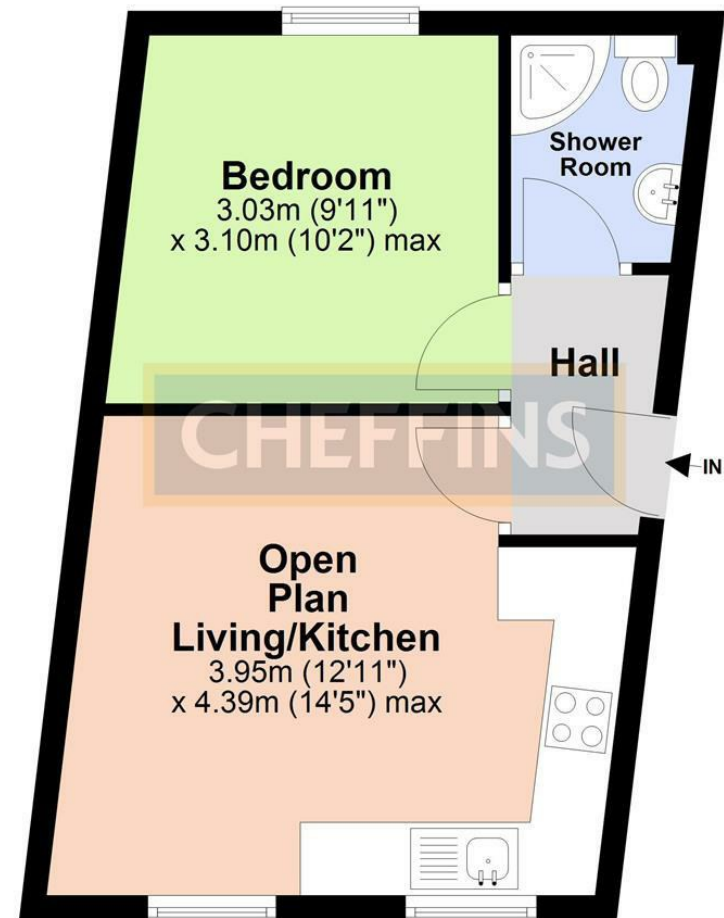
Deposit - £1528





## First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 32.0 sq. metres (344.5 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		76
D (55-68)		
E (39-54)	51	
F (27-38)		
G (1-26)		
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.



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