



Grange Court, Cambridge, CB3 9BD

CHEFFINS

Grange Court

Cambridge,
CB3 9BD

- Maximum 10 Month Tenancy Only
- Available from 22/09/2025
- Furnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Residents Parking
- Communal Gardens

AVAILABLE FOR A MAXIMUM 10 MONTHS ONLY- A beautifully presented 2 bedroom first floor apartment enjoying views over well kept communal gardens and forming part of the sought after Pinehurst Development. The accommodation comprises entrance hall, living room with balcony, kitchen, principle bedroom with balcony, 1 further bedroom and bathroom. Residents parking, bicycle store and extensive communal gardens. We regret no pets or sharers. Furnished. Available from 22/09/2025. EPC: C and Council Tax Band: E.

 2  1  1

£2,000 PCM





LOCATION



Grange Court is located in the desirable Pinehurst development off Grange Road within the highly sought after district of Newnham. The property is conveniently located for access to the city centre, Cambridge train station and public green spaces including Lammas Land and Grantchester Meadows. The M11 at Junction 12 can be accessed approximately 1.7 miles away.

ENTRANCE HALLWAY

all rooms are accessed off the entrance hallway.

LIVING ROOM

south facing bay window with door to small balcony and views over well kept communal gardens, feature fireplace (not in use) and furniture including sofa, arm chair, coffee table, 2 side tables and dining table with chairs.

KITCHEN

newly fitted kitchen with base and wall units, work top, sink with south facing window above, freestanding appliances including electric oven with induction hob and extractor above and fridge freezer and integrated dishwasher.

BEDROOM 1

south facing bay window with door to small balcony and views over well kept communal gardens and furniture including king size bed, 2 bedsides, double wardrobes and sofa.

BEDROOM 2

south facing window and furniture including sofa bed and bureau.

BATHROOM

newly fitted bathroom with shower over bath with glass shower screen, wc, wash basin with vanity unit below and illuminated mirror above, heated towel, south facing window and utility cupboard with roller shutter door housing washing machine and tumble dryer.

LETTING AGENT NOTES

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

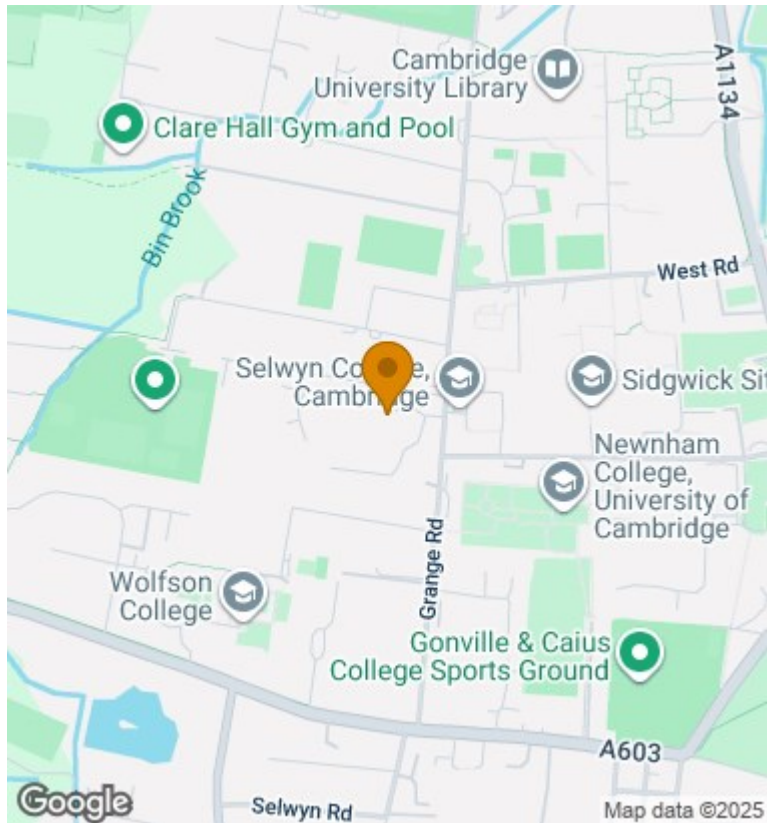
Term - Maximum 9 month tenancy

Holding Deposit - £461

Deposit - £2307







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Total area: approx. 66.4 sq. metres (714.9 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area exclude Loft Room and Carport

Plan produced using PlanUp.

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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.