



Newmarket Road, Cambridge, CB5 8DZ

CHEFFINS

Newmarket Road

Cambridge,
CB5 8DZ

** Please call 01223 271916 with any enquiries **

A well presented studio apartment in a central location. The accommodation comprises open plan studio living divided into living area with kitchen and bedroom area and shower room. No Parking. We regret no pets. Unfurnished. Available NOW. EPC: D and Council Tax Band: B.

LOCATION

The property is located on Sun Street off Newmarket Road within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre and Cambridge Retail Park nearby and the property is convenient for access to Cambridge railway station approximately 1.2 miles away and the historic city centre.

1 1 0

£1,200 PCM





ENTRANCE DOOR

to:

STAIR CASE

to:

STUDIO APARTMENT

KITCHEN AREA

with base and wall units, work tops, sink with window to rear aspect above and integrated appliances including oven, ceramic hob with extractor above, fridge, freezer and washing machine. Open to:

SITTING/DINING AREA

with window to rear aspect and storage cupboard. Sitting/dining area open to:

SLEEPING AREA

with Velux window and fitted wardrobes. Door to:

SHOWER ROOM

with shower, WC with mirrored cabinet above, wash basin with mirror above, heated towel rail and Velux window.

LETTING AGENT NOTES

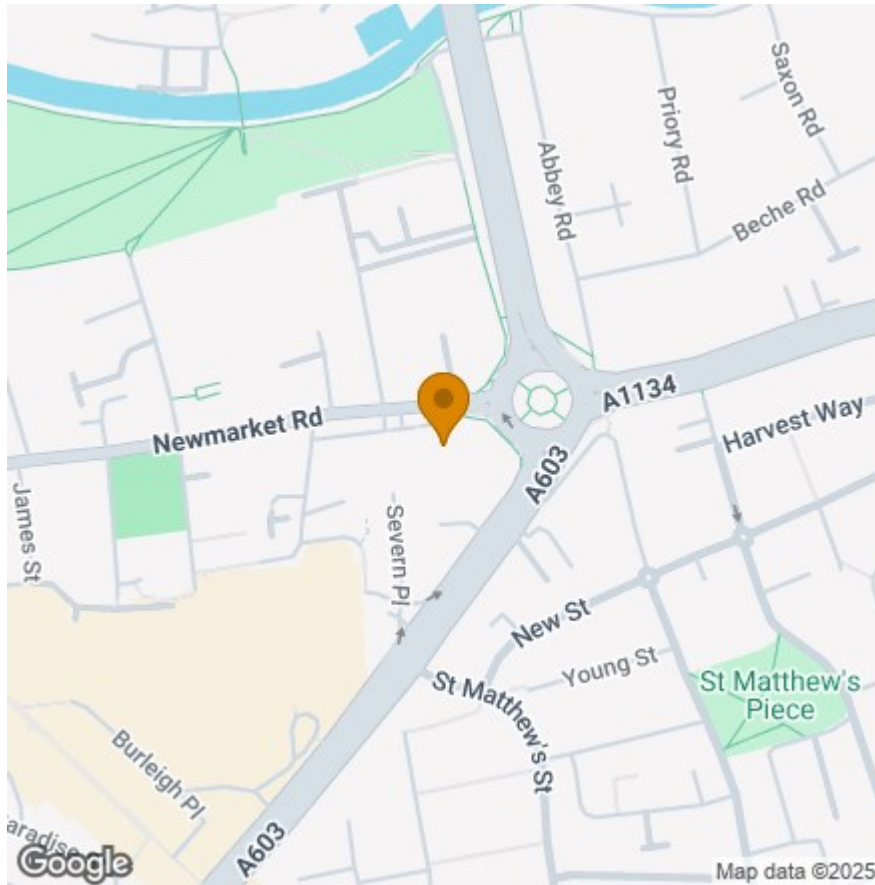
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £276

Deposit - £1384

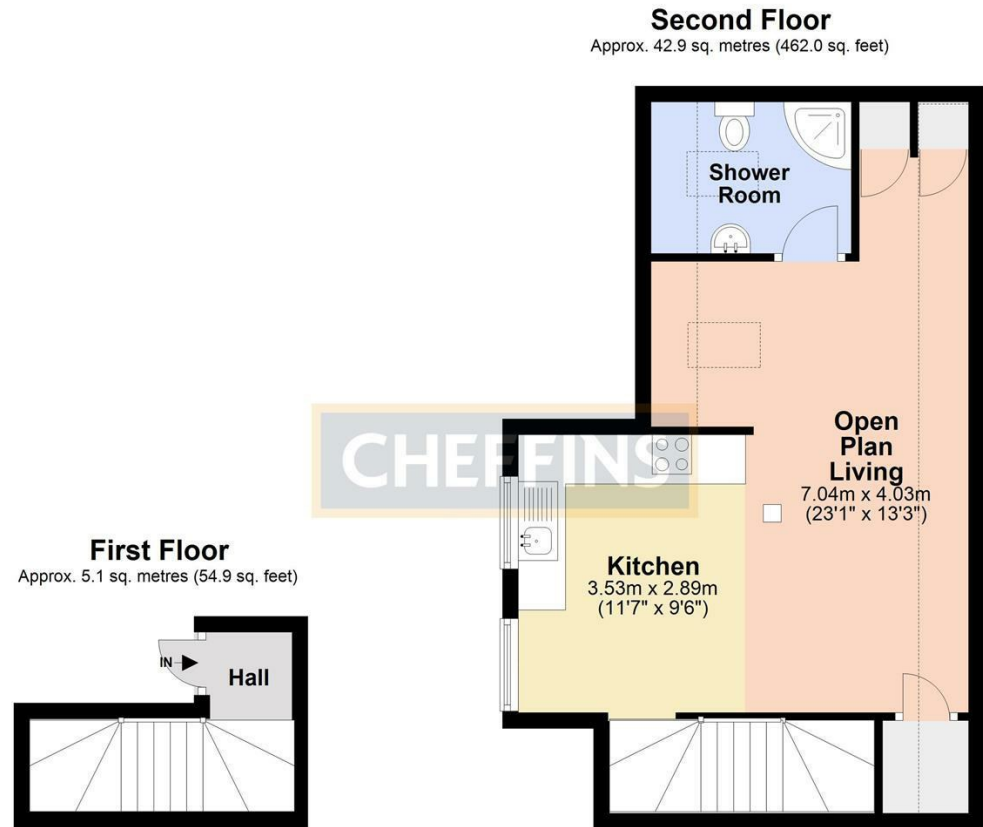




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
02 plus A		
(01-01) B		
(09-08) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



Total area: approx. 48.0 sq. metres (516.9 sq. feet)

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

