



Florian House, Severn Place, Cambridge, CB1 1AQ

**CHEFFINS**



## Severn Place

Cambridge,  
CB1 1AQ

\*\* Please call 01223 271916 with any enquiries \*\*

A modern and well-presented duplex apartment forming part of a small and select scheme in this highly convenient city location. The accommodation arranged over the 3rd & 4th floors comprises spacious open plan living room with fitted kitchen, 2 double bedrooms and shower room. Passenger lift. We regret no pets. No parking. Unfurnished. Available from 23/07/2025. EPC: C and Council Tax Band: B.

### LOCATION

Severn Place is located off East Road within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre and popular Mill Road nearby and the property is convenient for access to Cambridge railway station approximately 1.1 miles away and the historic city centre.



**£1,600 PCM**



**ENTRANCE HALL**

stairs rising to 4th floor and doors to the living room, bedroom 1 and shower room off.

**OPEN PLAN LIVING ROOM/KITCHEN**

full height corner window, further windows to rear and side aspects, fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge freezer, slim dishwasher and washing machine.

**BEDROOM 1**

built in cupboard and 2 windows to front aspect.

**SHOWER ROOM**

shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

**STAIRS/4th FLOOR LANDING**

window to side aspect and door to:

**BEDROOM 2**

built in wardrobe and window to front aspect.

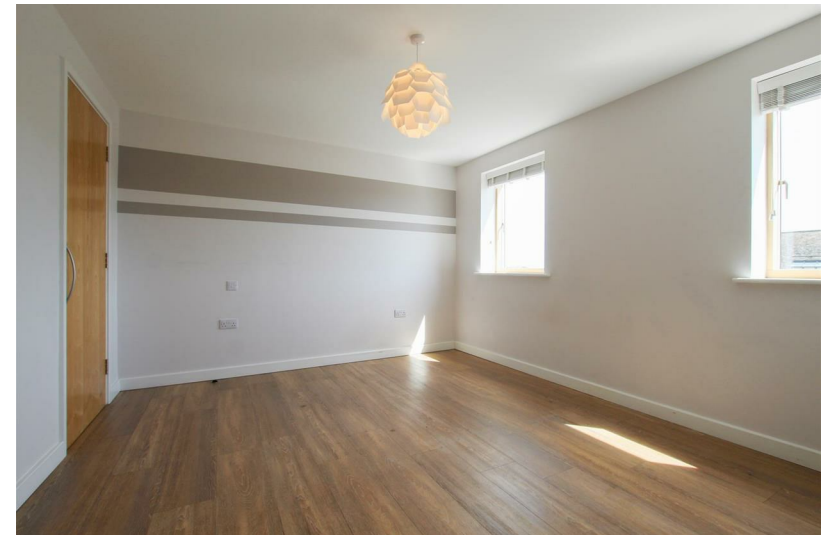
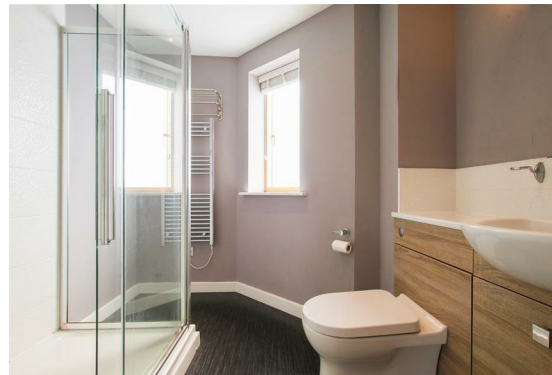
**LETTING AGENT NOTES**

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

Term - Minimum 6 month tenancy

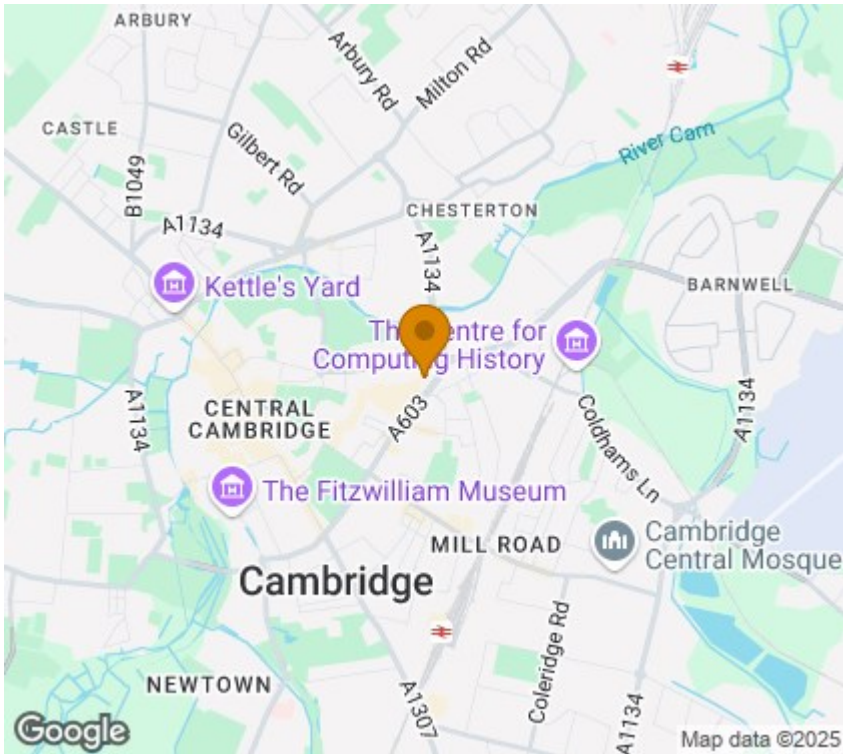
Holding Deposit - £369

Deposit - £1846



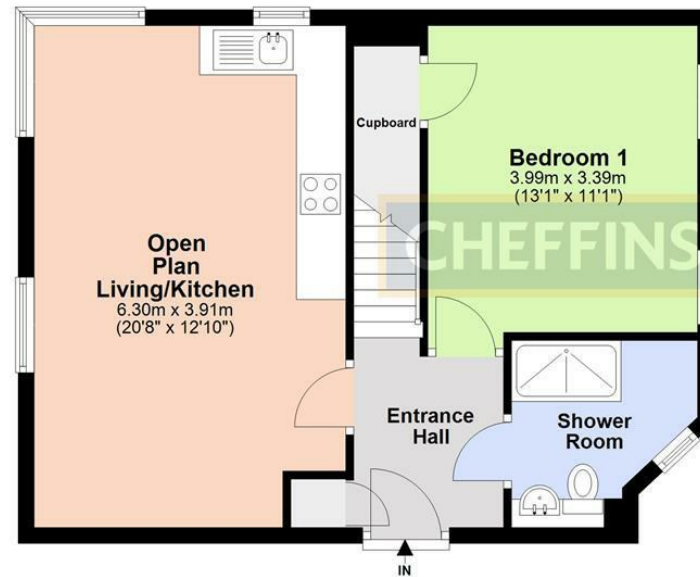


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



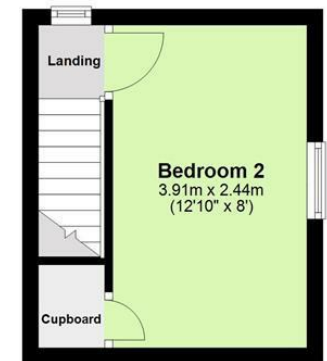
### Third Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



### Fourth Floor

Approx. 12.2 sq. metres (131.8 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 sq. feet)

Note: Not to scale - For guidance purposes only

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.

