



Milton Road, Cambridge, CB4 1UY

CHEFFINS

Milton Road

Cambridge,
CB4 1UY

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

A well presented 2 bedroom first floor apartment located on Milton Road close to Mitchams Corner. The accommodation comprises entrance hall, kitchen, living room, 1 double bedroom, study/bedroom 2 and shower room. Unfurnished. Available now. EPC: D and Council Tax Band: B.

LOCATION

Located on Milton Road close to Mitchams Corner in the West Chesterton ward of Cambridge. The property is positioned a short distant from the River Cam, Midsummer Common and Jesus Green. The property benefits with an excellent range of local amenities nearby and is convenient for access to the historic city centre and Cambridge Science Park.



£1,550 PCM



**ENTRANCE HALL**

stairs rising to first landing.

LANDING

2 windows to side aspect. All rooms are accessed off the landing.

KITCHEN

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

LIVING ROOM

bay window to front aspect.

**BEDROOM 1**

window to rear aspect.

BEDROOM 2

window to front aspect and alcove.

SHOWER ROOM

shower enclosure, wc, wash basin with mirror above, heated towel rail, airing cupboard and 2 windows to side aspect.

LETTING AGENT NOTES

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

Holding Deposit - £357

Deposit - £1788

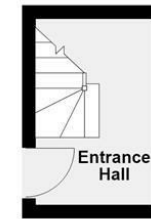




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Ground Floor

Approx. 5.0 sq. metres (54.1 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

