

# CHEFFINS



**Howlett Way, Cambridge, CB25 9EQ**

**£950 PCM**



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

- Minimum 6 Month Tenancy
- Double Bedroom
- Fitted Kitchen
- Gas Central Heating
- uPVC Double Glazing
- 2 Parking Spaces
- First Floor Apartment

A well presented 1 bedroom modern first floor apartment situated in a established cul-de-sac. The property benefits from an open plan sitting room and fitted kitchen, a double bedroom and a bathroom. Additional features include an entrance lobby, uPVC double glazing, gas central heating and an 2 parking spaces. EPC: C, Council Tax Band A.

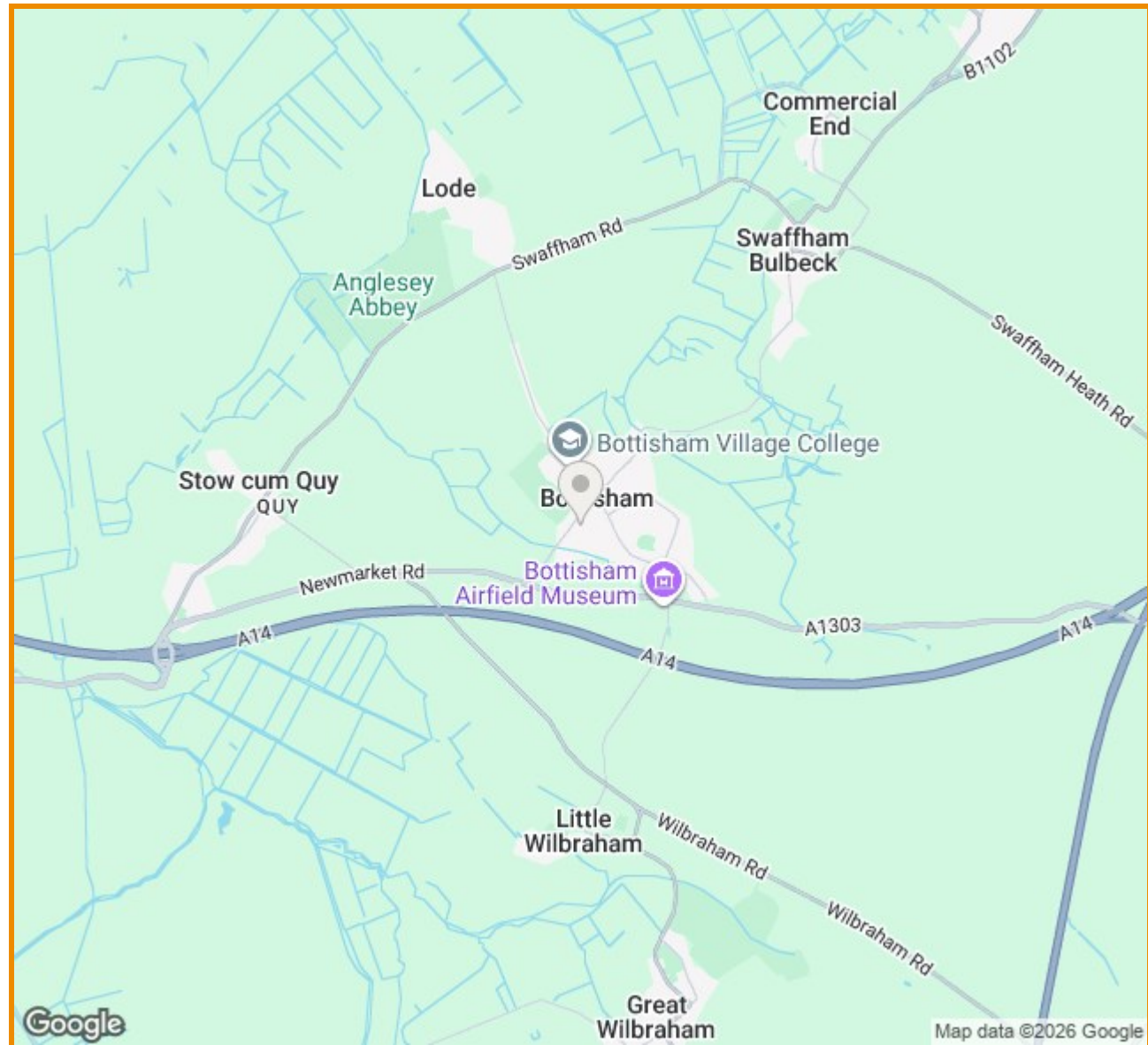
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 77        |
| (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 |           |

£950 PCM

Council Tax Band - A

Local Authority - East Cambridgeshire

District Council



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.