



Newmarket Road, Cambridge, CB5 8DZ

CHEFFINS

Newmarket Road

Cambridge,
CB5 8DZ

A modern first floor studio apartment centrally located with convenient access to local amenities, the City Centre and commute links. The accommodation comprises open plan living space with fitted kitchen, bedroom area and shower room. No parking. We regret no pets. Unfurnished. Available from 13/02/2026. 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.

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£1,150 PCM



**COMMUNAL ENTRANCE**

with stairs to landing and door to:

HALLWAY

with door to:

OPEN PLAN STUDIO LIVING

with living area, fitted kitchen and sleeping area.

LIVING AREA

with dining table and 2 chairs, sofa and coffee table

KITCHEN AREA

fitted with wall and base units, work top, sink and integrated appliances comprising oven, hob with extractor above, fridge freezer, washing machine and slim dishwasher.

BEDROOM AREA

separated from the living area with a mid level partition wall. Sleeping area with 2 large windows to rear aspect, double bed and wardrobe.

SHOWER ROOM

with shower cubicle, WC, wash basin, wall mounted mirrored cabinet and heated towel rail.

LETTING AGENT NOTES

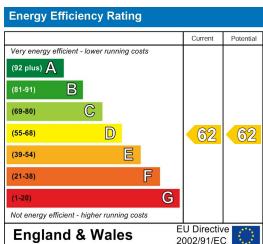
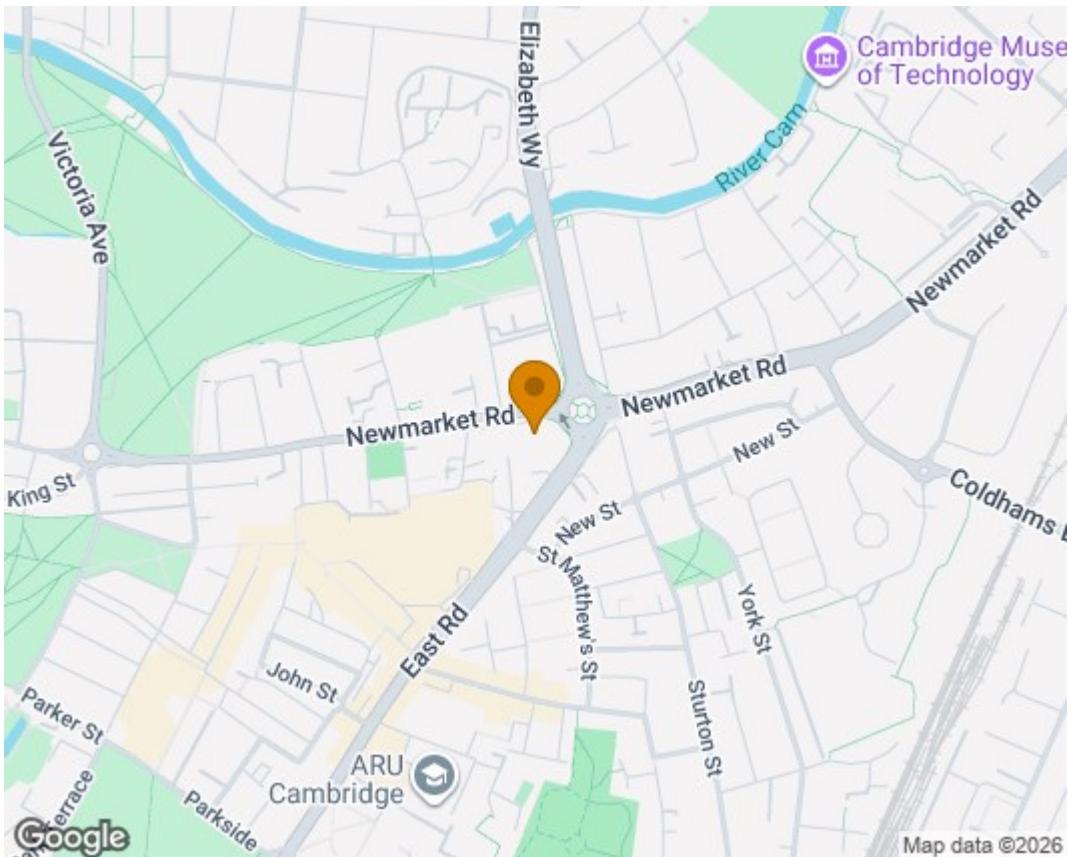
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £265

Deposit - £1325





Agents note:

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

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.

First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 33.1 sq. metres (356.1 sq. feet)



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