



Severn Place, Cambridge, CB1 1AQ

**CHEFFINS**



## Severn Place

Cambridge,  
CB1 1AQ

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

A modern and spacious 3rd floor studio apartment forming part of a small and select building scheme in a highly convenient city location. The accommodation comprises open plan living area with fitted kitchen and bedroom area with shower room off. No parking. Unfurnished. Available Now. 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.



**£1,275 PCM**





## STUDIO

divided in sleeping area and living area.

## BEDROOM AREA

with built in wardrobes, door to shower room and open to:

## LIVING AREA & KITCHEN

with modern fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge, freezer and slimline dishwasher and washing machine. Dual aspect with windows to front and rear aspects.

## SHOWER ROOM

large shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## LETTING AGENT NOTES

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

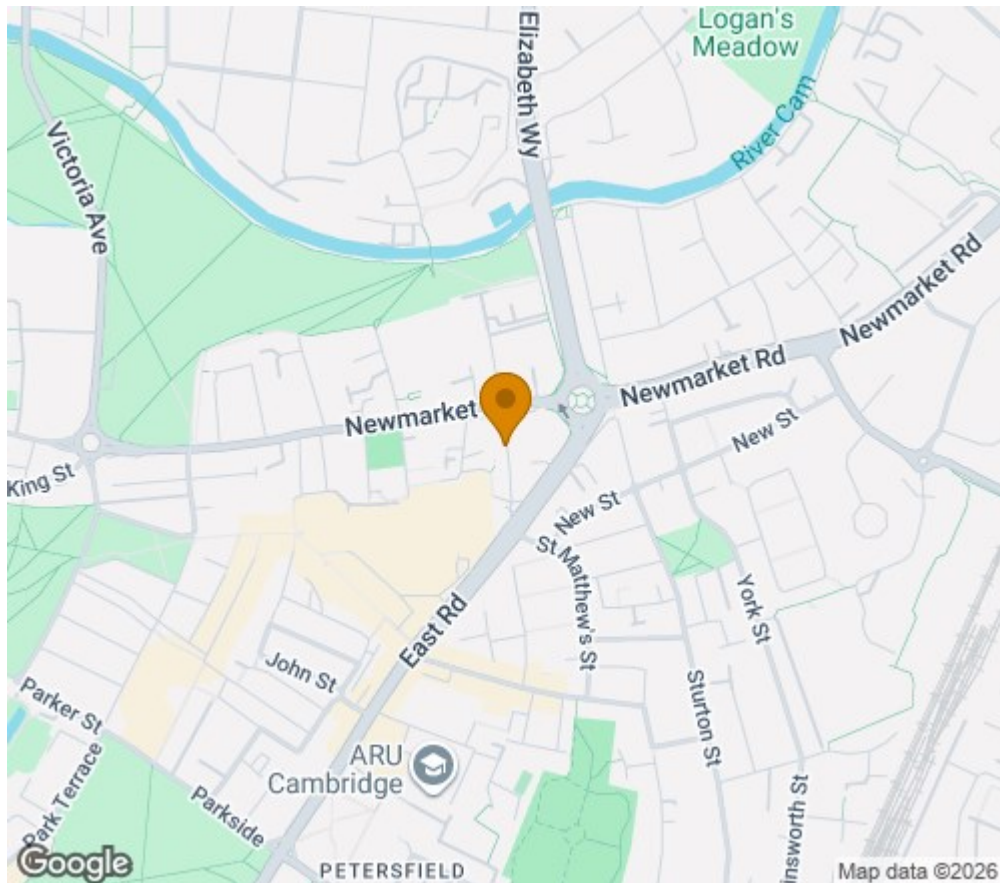
Term - Minimum 6 month tenancy

Holding Deposit - £294

Deposit - £1471







### Third Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 39.8 sq. metres (428.9 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Agents note:

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

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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.

