



Roman House, Severn Place, Cambridge, CB1 1AL

**CHEFFINS**

## Severn Place

Cambridge,  
CB1 1AL

A modern 1 bedroom 1st floor apartment forming part of a small and select scheme in this highly convenient city location. The accommodation comprises open plan living room with fitted kitchen, 1 double bedroom and shower room. No parking. We regret no pets. Unfurnished. Available now. EPC: B 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.



**£1,300 PCM**



**OPEN PLAN LIVING ROOM**

kitchen area with fitted base and wall units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge freezer, slimline dishwasher and washing machine. Living area with window to front aspect.

**INNER HALLWAY**

built in cupboard housing hot water cylinder. The shower room and bedroom are accessed off the inner hallway.

**SHOWER ROOM**

corner shower, wc, wash basin with mirrored cabinet above and heated towel rail.

**BEDROOM**

window to rear aspect and door to Juliet Balcony.

**LETTING AGENT NOTES**

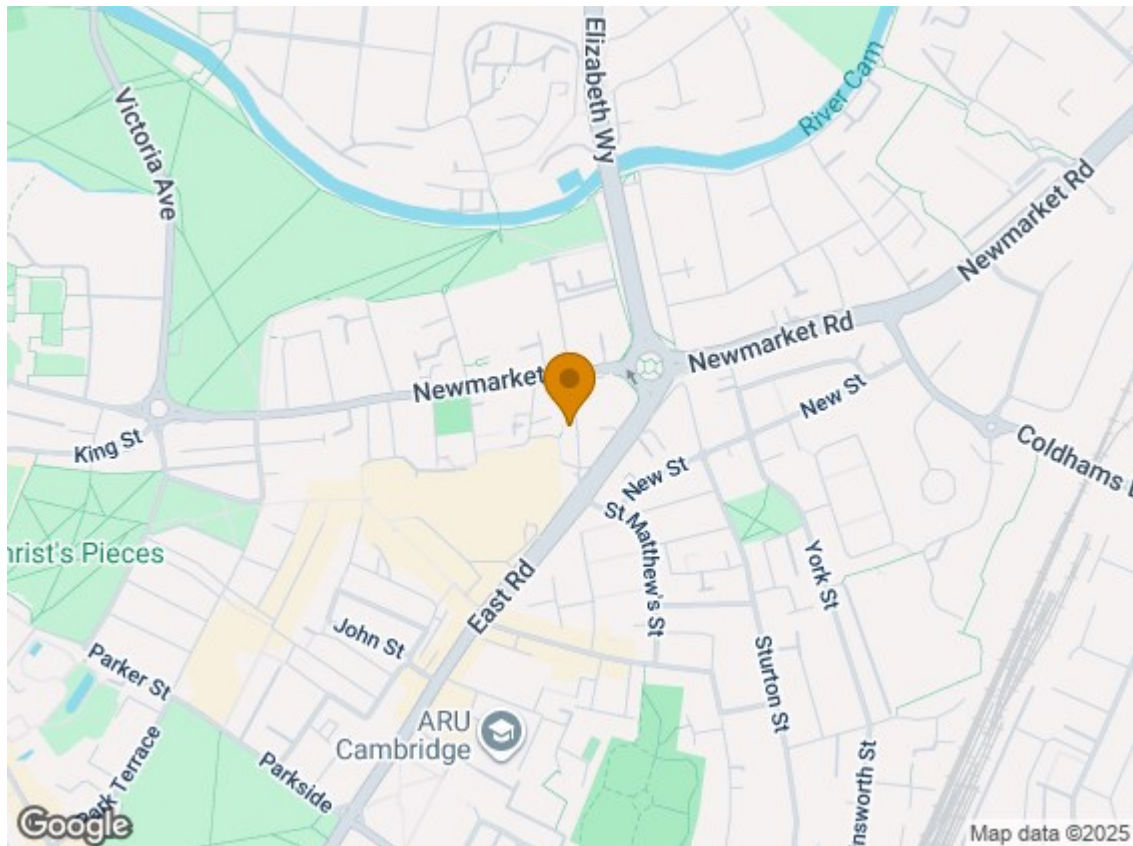
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      | 76        |
| (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                     |         |           |

## First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 37.7 sq. metres (405.6 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: 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.

