

# EMBASSY

LETTINGS & MANAGEMENT



## 43 Lucerne Close, Cambridge, CB1 9YR

**£1,500 Per month**

NEWLY REFURBISHED two bedroom mid terrace situated in the popular area of Cherry Hinton, providing excellent access to Addenbrookes, the city centre and the A14. The accommodation comprises of; Entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The property also has a rear garden.

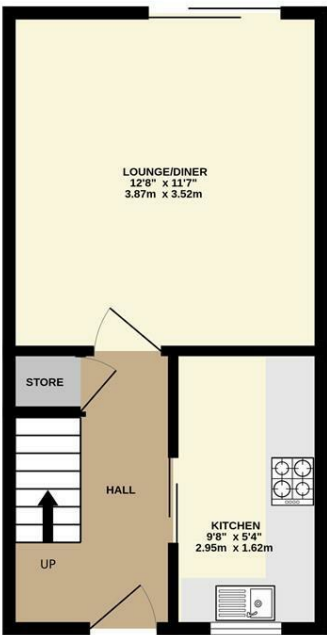
Entrance Hallway  
3m x 1.8m with under-stairs storage

Sitting/Dining Room  
4m x 3.6m With patio doors to rear garden, laminate wood flooring,

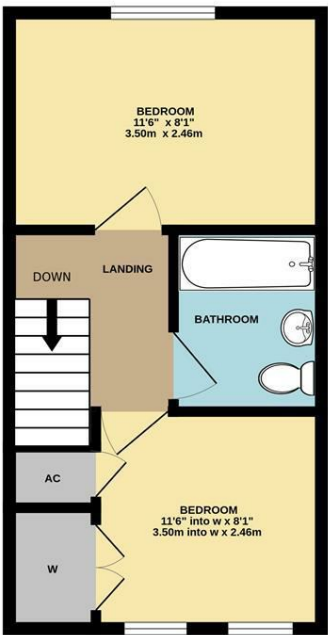


Floor Plan

GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.

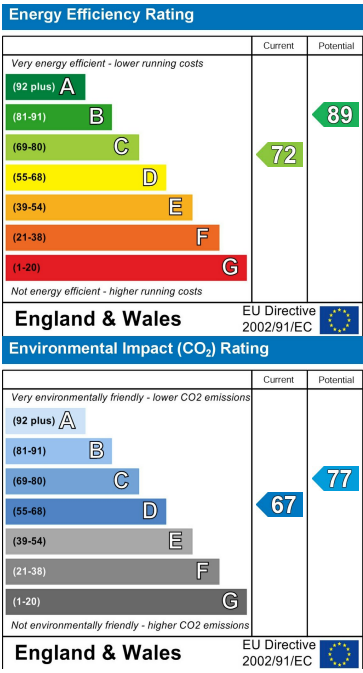


TOTAL FLOOR AREA - 538 sq.ft. (50.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.