



Severn Place, Cambridge, CB1 1AL

CHEFFINS

Severn Place

Cambridge,
CB1 1AL

**** Please call 01223 271916 with any enquiries/viewing requests ****

A modern 1 bedroom ground 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. The property further benefits with a private patio garden. No parking. We regret no pets. Unfurnished. Available from 07/08/2024. 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.



£1,300 PCM





OPEN PLAN LIVING ROOM/KITCHEN

Fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, ceramic hobs with extractor above, fridge freezer, slimline dishwasher and washing machine. Living area with window to front aspect and built in store cupboard housing hot water cylinder.

HALLWAY

The bedroom and shower room are accessed off the hallway.

SHOWER ROOM

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

BEDROOM

Window to rear aspect and patio door to private patio.

PATIO

Private enclosed courtyard garden with paving and railings.

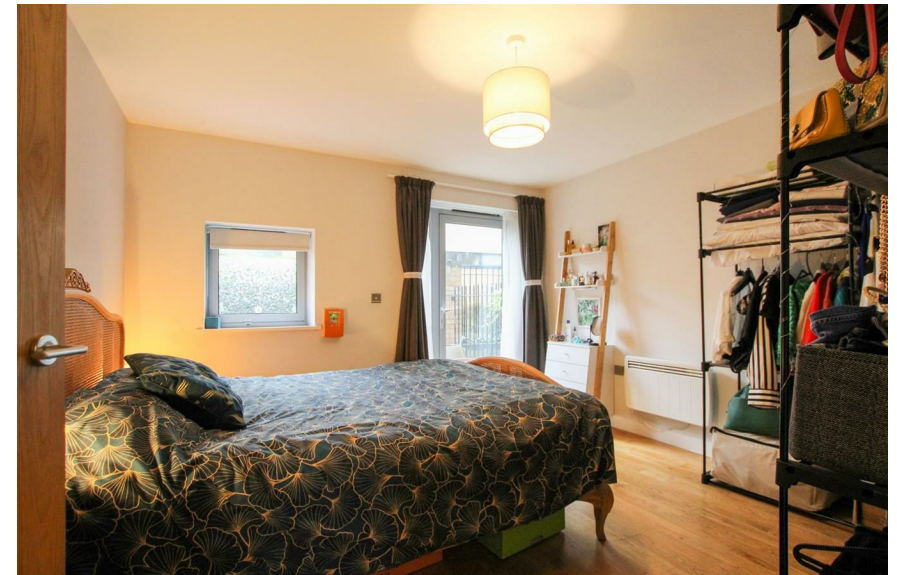
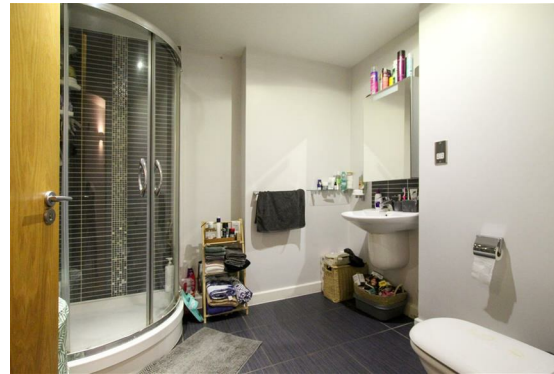
LETTING AGENT NOTES

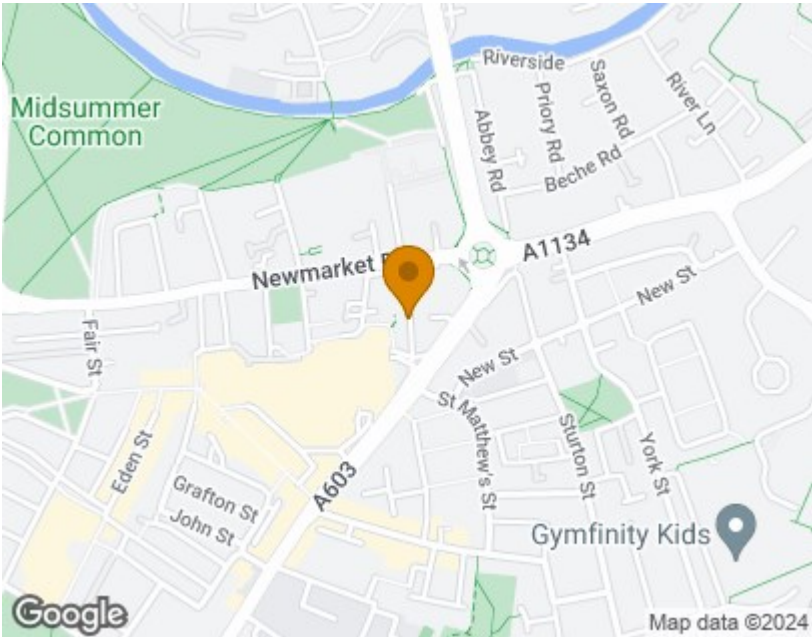
For more information on this property please refer to the Material Information brochure on our Website.

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	69	69
(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	

Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 37.3 sq. metres (401.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

