



P Resident permit holders only
Newtown only
9 am - 8 pm
→

These residents bays now operate on all days from 9 am - 8 pm

Panton Street, Cambridge, CB2 1HS

CHEFFINS

Panton Street

Cambridge,
CB2 1HS

- Minimum 12 Month Tenancy
- Available now
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Courtyard Garden
- Permit Parking

An exceptional 4 bedroom residence boasting a wealth of original and contemporary features situated in this prime city location. The accommodation comprises entrance hall, sitting room, kitchen/dining room, 4 bedrooms and 2 bathrooms (1 en suite). Further benefits include stylish courtyard garden. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

4 2 2

£3,250 PCM





LOCATION

The property located is the central Market Ward of Cambridge on a highly desirable residential street close to Cambridge University Botanic Garden. The property is exceptionally well placed for access to a number of high performing schools and colleges including The Leys, St Mary's, The Perse School and St Faith's. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.6 miles) Cambridge's historic city centre (Market Square 0.8 miles) and Addenbrooke's Hospital (1.9 miles). (Distances approximate).

ENTRANCE HALL

with stripped wooden floorboards, double panelled radiator, inset downlighters and door to:-

KITCHEN

with solid wood flooring, fitted with a contemporary range of base and wall units with low profile work surface incorporating single drainer sink unit with mixer tap. Integrated appliances include 5-ring gas hob with extractor unit above, double oven incorporated within wall units, dishwasher, washing machine and fridge/freezer unit, double doors opening to understairs storage space, wall mounted radiator and steel column feature, inset downlighters within recess. Opening to:-

DINING AREA

with full width bi-folding opening to rear decking. Inset downlighters.

SITTING ROOM

with original stripped wooden floorboards, period picture rail and cornicing, attractive bay window to front aspect, low level feature radiator, central pendants and wall lights.

FIRST FLOOR

LANDING

with door to:-

BEDROOM 4

having vaulted ceiling with inset downlighters

and sash double glazed window to rear aspect, double panelled radiator.

FURTHER LANDING AREA

with double panelled radiator, staircase to second floor, door to:-

MASTER BEDROOM

with stripped wooden floorboards, attractive bay window to front aspect with adjacent sash window to front aspect, feature radiator, picture rail, central pendants and wall lights. Door to:-

EN SUITE SHOWER ROOM

contemporary suite comprising fully tiled shower cubicle, low level WC, wash basin with mixer tap, mirror within recess, heated towel rail, tiling to floor and walls and inset downlighters.

FAMILY BATHROOM

with suite comprising tiled enclosed bath with mixer tap and fitted shower unit with glass shower screen, low level WC, wall hung wash basin with mixer tap, tiling to walls and flooring, inset downlighters, heated towel rail, opaque window to rear aspect and fitted shelving within recess.

SECOND FLOOR

LANDING

with Velux window, airing cupboard housing high pressure Megaflow system and wall mounted Worcester boiler with linen shelving below, door to:-

BEDROOM 2

with extensive range of built in wardrobes to one wall, double panelled radiator and sash window to front aspect.

BEDROOM 3

with sash window to rear aspect, double panelled radiator, Velux window and feature cast iron fireplace (not in use).

OUTSIDE

The property is set back from the road behind a Cambridge brick front boundary wall and with a paved pathway to front entrance. To the rear of the property there is a delightful garden measuring approximately 18 x 15 foot, being partly decked and partly paved with raised shrub borders.

LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £823

Deposit - £4119

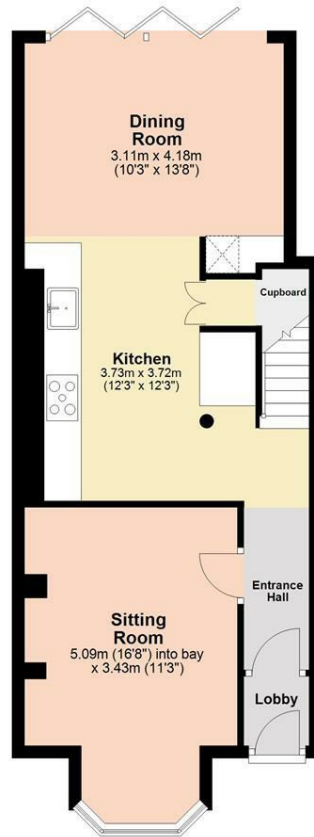






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

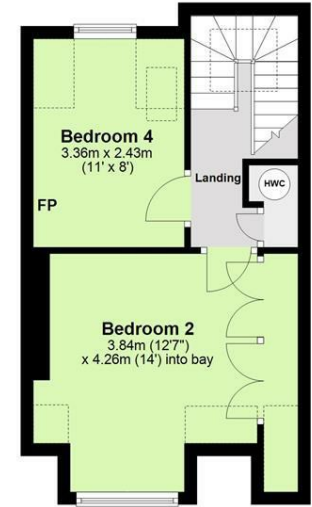
Ground Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.3 sq. feet)



Second Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 137.2 sq. metres (1477.1 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes the garage

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.