



Mill Road, Cambridge, CB1 2BD

CHEFFINS

Mill Road

Cambridge,
CB1 2BD

A well presented 1 bedroom first floor apartment located in a prime Mill Road position. The accommodation comprises entrance hall, open plan living room with kitchen, 1 double bedroom and bathroom. We regret no pets. No parking. Unfurnished. Available now. EPC: D and Council Tax Band: B.

LOCATION

The property is located on the ever popular Mill Road within the Petersfield Ward of Cambridge. There is an excellent range of local amenities moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.5 miles) and the historic city centre (0.6 miles). Distances approximate.



£1,295 PCM



**COMMUNAL ENTRANCE HALL**

with stairs rising to first floor and door to Flat 2:

ENTRANCE HALL

with built in storage cupboard housing hot water cylinder. The open plan living room and bedroom is accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, kitchen island with breakfast bar, work tops, sink and integrated

appliances including oven & grill, microwave, ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer. Living area with bay window to front aspect, video entrance phone and door to:

BEDROOM

'L' shaped reducing to 2.46m (8'1") and 1.83m (6'0") respectively. With window to rear aspect, door to entrance hall and door to:

EN SUITE BATHROOM

with shower over bath, WC and wash basin with mirrored cabinet above.



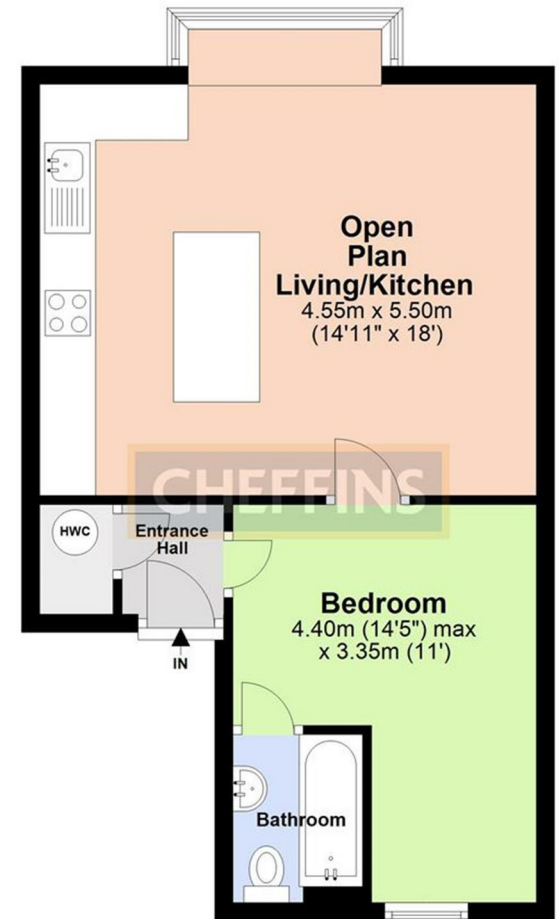


LETTING AGENT NOTES

- Holding Deposit - £298
- Deposit - £1494
- EPC - D
- Council Tax - B
- Square Footage - 475
- Property Type - 1st Floor Apartment
- Property Construction - Brick & Tile
- Parking - No Parking
- Electric Supply - Mains
- Gas Supply - N/A
- Water Supply - Mains; £25pcm paid to Landlord
- Sewerage - mains
- Heating source - Electric Storage Heaters
- Broadband Connected - Yes
- Broadband Type - Fibre to the Cabinet
- Mobile Signal/Coverage - Good

First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 44.2 sq. metres (475.4 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	73
(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	

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.