



Parkside, Cambridge, CB1 1HQ



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- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: E
- Underfloor Heating
- Allocated Parking

A luxury 2 bedroom apartment within the tower of this central landmark development with views of Parker's Piece. The accommodation comprises entrance hall, open plan living room with modern kitchen, 2 double bedrooms and 2 bathrooms (1 en suite shower room). Allocated parking space within gated car park and secure bicycle store. Unfurnished. We regret no pets. Available now. EPC: C and Council Tax Band: E.

2 2 1

£2,300 PCM





LOCATION



Parkside Place is located in the Market ward of Cambridge and occupies a position within central Cambridge overlooking Parker's Piece. An excellent range of local amenities can be found in the historic city centre, Mill Road and Grafton Centre nearby. The property is convenient for access to the central bus station at Drummer Street (0.3 miles) and Cambridge train station (0.9 miles).

ENTRANCE HALL

with store cupboard housing washer dryer. The open plan living room/kitchen bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

modern fitted kitchen with base and wall units, work tops, breakfast bar, integrated appliances including ceramic hob with extractor above, oven, microwave oven, fridge freezer and dishwasher and full height window to front aspect. Open to living area with 3 feature full height windows enjoying views over Parkers Piece.

BEDROOM 1

with built in double wardrobes, full height window to front aspect and door to:

EN SUITE SHOWER ROOM

with large shower enclosure, WC, wash basin with vanity unit below, wall mirror and heated towel rail.

BEDROOM 2

with built in double wardrobes and full height window to rear aspect.

BATHROOM

with shower over bath, WC, wash basin with vanity unit below, wall mirror and heated towel rail.

LETTING AGENT NOTES

Holding Deposit - £530

Deposit - £2653

EPC - C

Council Tax - E

Square Footage - 775

Property Type - 4th Floor Apartment
Property Construction - Steel Frame & Cladding

Parking - Allocated parking within underground carpark.

Electric Supply - Mains supply

Gas Supply - Community Scheme

Water Supply - Mains

Sewerage - Mains

Heating source - Underfloor Heating

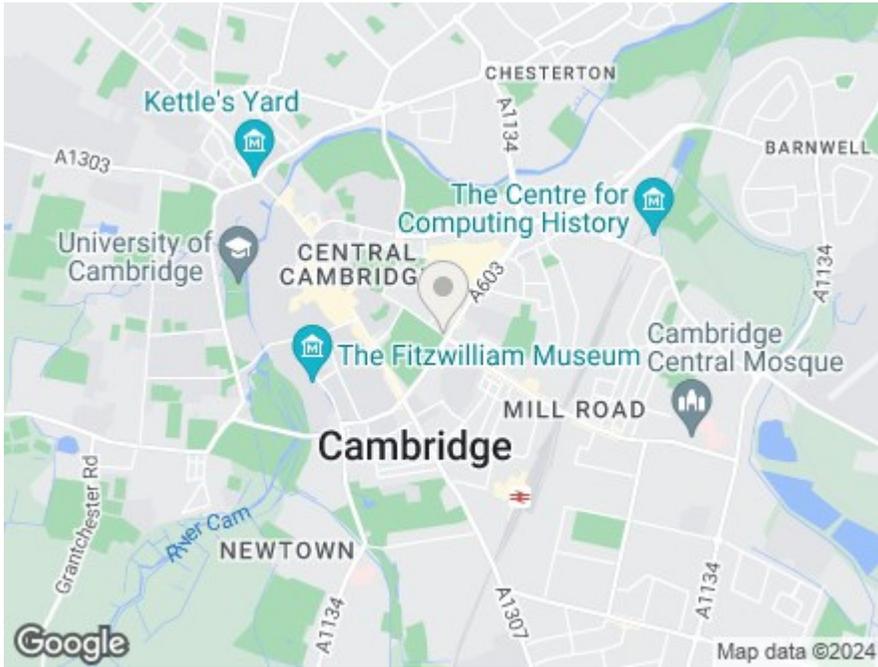
Broadband Connected - Yes

Broadband Type - Fibre to the Cabinet

Mobile Signal/Coverage - Good







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



Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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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.