



Kingfisher Way, Cambridge, CB2 8BT



## Kingfisher Way

Cambridge,  
CB2 8BT

- Minimum 12 Month Tenancy
- Available from 26/04/2024
- Unfurnished
- EPC: C
- Council Tax Band: E
- Electric Heating
- Allocated Parking
- Balcony & Communal Grounds

A stunning 2 bedroom third floor apartment within a select development off Brooklands Avenue. The accommodation comprises entrance hall, open plan living room with fitted kitchen, generous master bedroom with ensuite shower room and balcony, further double bedroom and bathroom. Secure allocated parking space and bicycle locker. We regret no pets or sharers. Unfurnished. Available from 26/04/2024. EPC: C and Council Tax Band E.

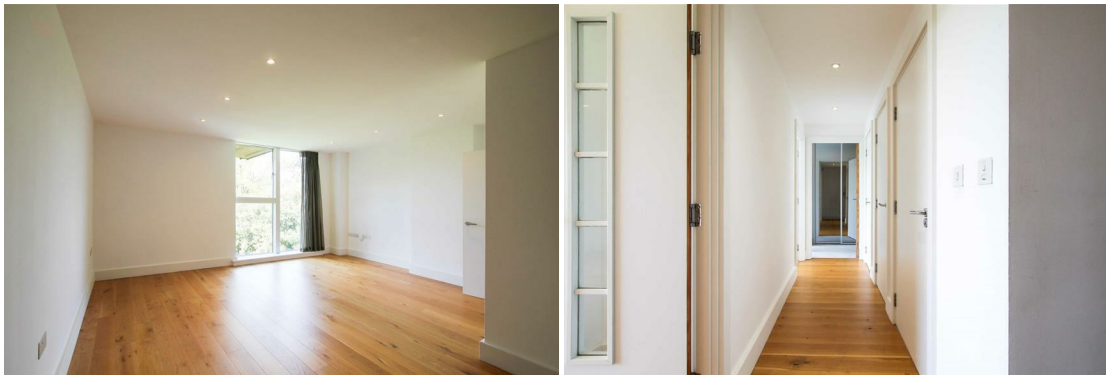
 2  2  1

**£2,100 PCM**





## LOCATION



The apartment is located in the Petersfield ward of Cambridge within the highly desirable and award winning Accordia Development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).

## ENTRANCE HALLWAY

2 built in cupboards one housing boiler the other housing washer dryer. The open plan living room, bedrooms and bathroom are accessed off the entrance hallway.

## OPEN PLAN LIVING ROOM/KITCHEN

'L' shaped reducing to 13'1" (3.99m) and 9'3" (2.82m) respectively.

## LIVING AREA

feature full height window to rear aspect. Open to:

## KITCHEN AREA

fitted kitchen with base and wall units, work tops, breakfast bar, sink and integrated appliances including oven, ceramic hob with extractor above, microwave, fridge freezer and slim dishwasher.

## BEDROOM 1

fitted double wardrobe with mirrored doors, glazed door to balcony, 2 full height window to rear aspect, further full height window to front and door to:

## EN SUITE SHOWER ROOM

walk in shower, wc, wash basin with vanity unit below and mirror above, heated towel rail and full height frosted window to side aspect.

## BALCONY

timber decking and glass and rail balustrade.

## BEDROOM 2

2 full height windows to rear aspect.

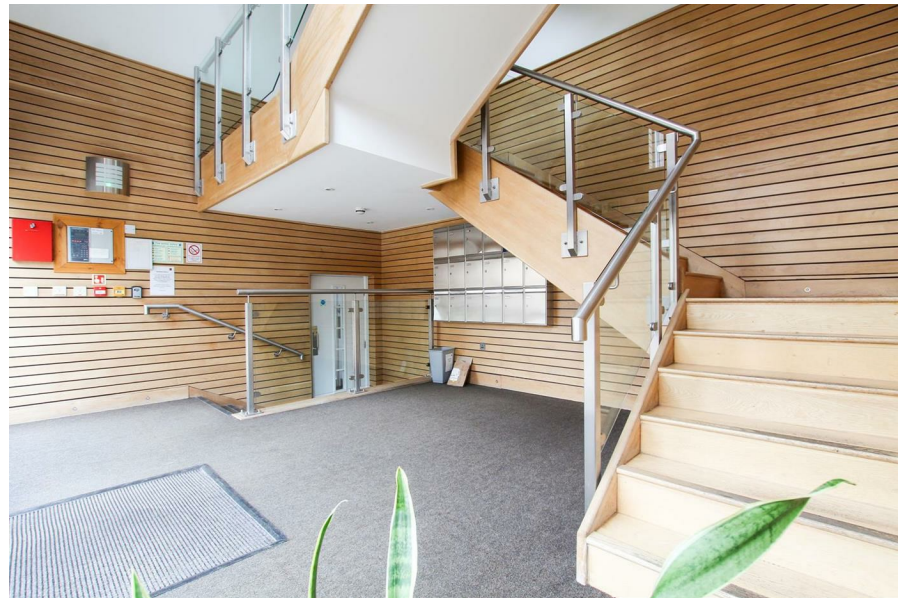
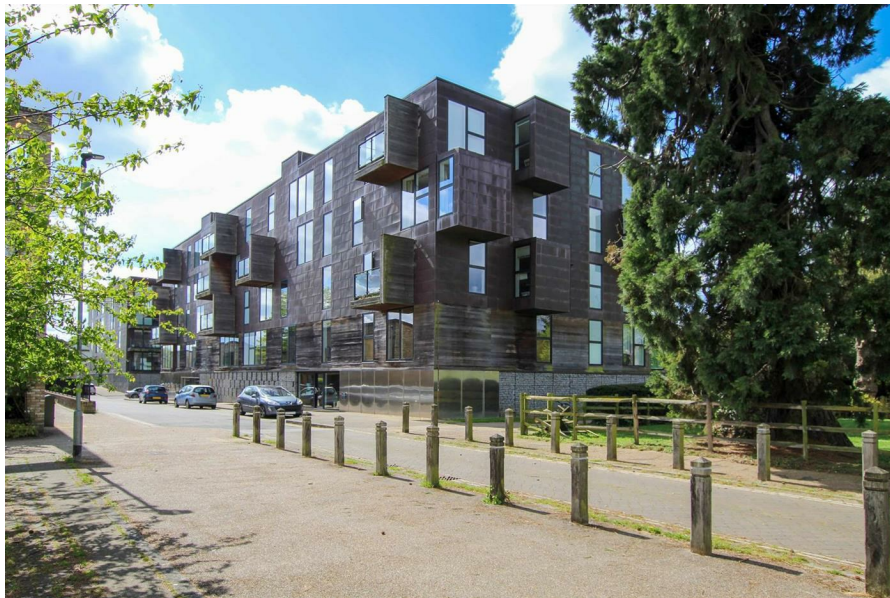
## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## LETTING AGENT NOTES

Holding Deposit - £484  
Deposit - £2423  
EPC - C  
Council Tax - E  
Square Footage - 945  
Property Type - 3rd Floor Apartment  
Property Construction - Steel Frame & Cladding  
Parking - Allocated Parking  
Electric Supply - Mains Supply  
Gas Supply - N/A  
Water Supply - Mains Supply  
Sewerage - Mains  
Heating source - Electric Boiler;  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Third Floor

Approx. 87.9 sq. metres (945.7 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)

Note: Not to scale - For guidance purposes only  
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.