



Baldock Way, Cambridge, CB1 7UU



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Cambridge,
CB1 7UU

A well presented 1 bedroom ground floor apartment located in a sought after south city residential area. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and bathroom. Further benefits include off street parking and bicycle storage. We regret no pets. Partly furnished. Available from 14/05/2024. EPC: C and Council Tax Band: C.

LOCATION

Located between Blinco Grove and Cavendish Avenue on Baldock Way and within the Queen Edith's ward of Cambridge. The property is most convenient for access to Addenbrooke's Hospital (1.0 miles), Cambridge Train Station and the CB1 Business District (1.0 miles) and Cambridge city centre (1.3 miles). A range of local amenities can be found nearby. (distances approximate)



£1,300 PCM





ENTRANCE HALL

with 2 built in storage cupboards. The living room, bedroom and bathroom are accessed off the entrance hall.

LIVING ROOM

with window and patio doors to front aspect. Furniture includes sofa and dining table with chairs. Door to:

KITCHEN

fitted kitchen with base and wall units, work tops, sink with window to front aspect above, integrated oven and gas hob with extractor above, under counter fridge with ice box, microwave and washer dryer.

BEDROOM

with built in double wardrobe with mirrored doors, window to rear aspect and furniture comprising double bed, chest of drawers and bedside unit.

BATHROOM

shower over bath with glass shower screen, WC, wash basin with vanity unit below and illuminated mirror above, heated towel rail and window to rear aspect.

LETTING AGENT NOTES

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

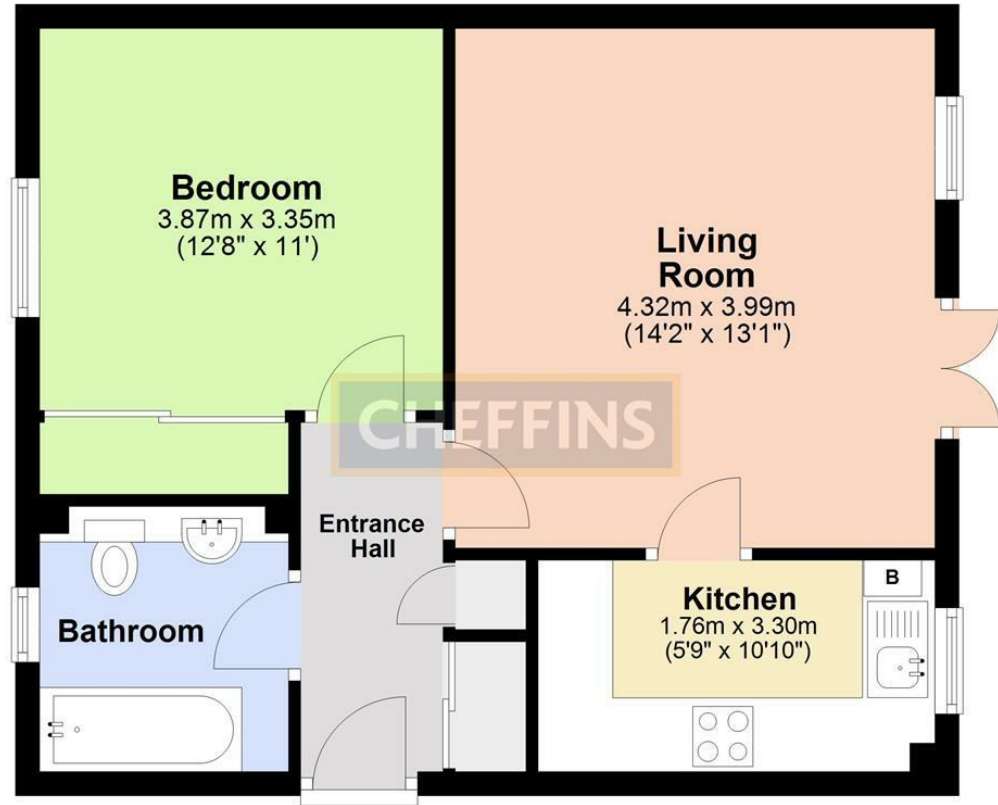
Term - Minimum 6 month tenancy
Holding Deposit - £300
Deposit - £1500





Ground Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 45.9 sq. metres (494.6 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	73	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	

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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.

