



Mill Park, Cambridge, CB1 2FG



Mill Park

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A 1 bedroom 3rd floor apartment forming part of this popular development a short distance from the railway station. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom, bathroom and balcony. The property further benefits with secure bicycle storage. We regret no pets. Unfurnished. Available now. EPC: B and Council Tax Band: C.

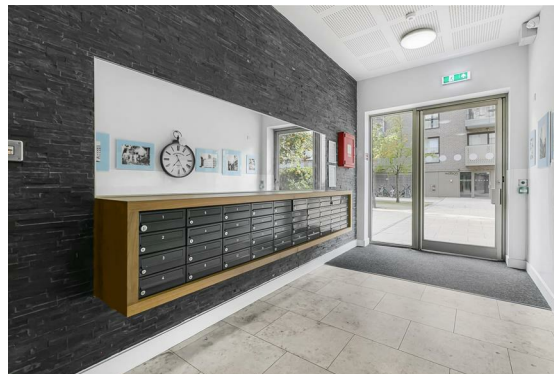
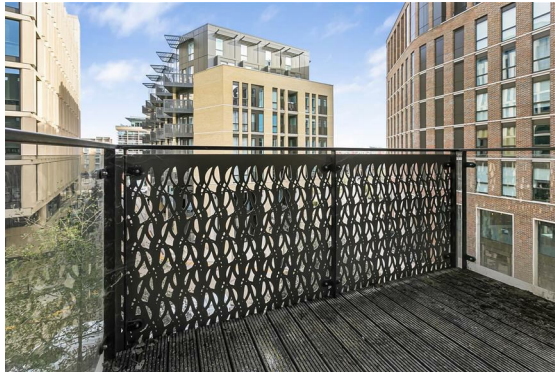
LOCATION

Located within the Petersfield ward of Cambridge, the property forms part of Mill Park off Station Road on the south side of the city with easy access to Cambridge train station and the CB1 Business District (0.1 miles). The property is also convenient for access to the city centre (0.6 miles) and Addenbrookes (1.5 miles). A good range of local amenities can also be found nearby and further amenities can be found on popular Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)



£1,600 PCM



**ENTRANCE HALL**

built in store cupboard housing washer dryer and doors to open plan living room, bedroom and bathroom off.

OPEN PLAN LIVING ROOM

sliding patio doors to balcony and open to:

KITCHEN AREA

base and wall units, work tops, sink and integrated appliances including, oven, ceramic hob with extractor above, fridge freezer and slimline dishwasher.

BALCONY

decking and balustrade.

BEDROOM

built in double wardrobe with sliding doors and window to front aspect.

BATHROOM

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

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 - £369

Deposit - £1846



Third Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 45.0 sq. metres (484.1 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	82	82
(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	

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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.

