



Queen Edith's Way, Cambridge, CB1 7AX

**CHEFFINS**



## Queen Edith's Way

Cambridge,  
CB1 7AX

A stylish 1 bedroom ground floor apartment flat within a select gated development. The accommodation comprises open plan living room/kitchen, 1 double bedroom and shower room. Further benefits include small private terrace, allocated parking space and communal gardens. Unfurnished. Available now. EPC: C and Council Tax Band: C.

### LOCATION

Located within the Queen Edith's ward of Cambridge and off Queen Edith's Way the property is most convenient for access to Addenbrooke's Hospital (0.5 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.5 miles) and Cambridge city centre (1.8 miles). A range of local amenities can be found nearby. (distances approximate)



£1,300 PCM



**COMMUNAL ENTRANCE HALL**

with front door to:

**OPEN PLAN LIVING ROOM/KITCHEN**

with patio doors to front and window to rear. Fitted kitchen with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, 4 ring gas hobs and extractor, integrated fridge freezer and washer dryer, wood flooring, recessed lighting and radiator. Door to:

**HALLWAY**

the bedroom and shower room are accessed off the hallway.

**BEDROOM**

with built in wardrobes and window to front aspect.

**SHOWER ROOM**

with window to rear aspect, suite comprising low level w.c., pedestal wash hand basin, tiled shower cubicle, heated towel rail, ceramic tiled flooring.

**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 - £300  
Deposit - £1500



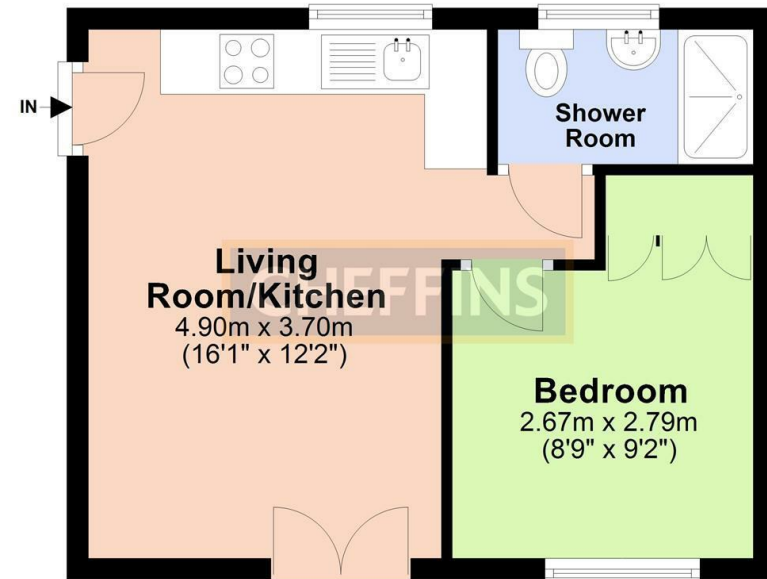




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 29.9 sq. metres (322.0 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.

