



Regent Street, Cambridge, CB2 1DP



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A well presented 2 bedroom top floor apartment positioned close to the heart of the city fronting onto regent street and backing onto Downing College grounds. Finished to a high standard the accommodation comprises entrance hall, open plan living room/kitchen, 2 double bedrooms, shower room and store/utility room. No parking. We regret no pets. Furnished. Available from 13/05/2024. EPC: D and Council Tax Band: C.

LOCATION

The property is located in the central Market ward of Cambridge and backs on to Downing College. Parker's Piece is a short distance away and an excellent range of local amenities can be found in the historic city centre nearby. The property is convenient for access to the central bus station at Drummer Street (0.4 miles) and Cambridge train station and CB1 Business District (0.7 miles). Distances approximate.

2 1 1

£1,650 PCM





ENTRANCE HALL

entry phone and doors to living room and bedrooms

OPEN PLAN LIVING ROOM/KITCHEN

'L' shaped reducing to 9'0" and 14'1" respectively.

KITCHEN AREA

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

LIVING AREA

max with 4 double glazed windows to the front aspect, furniture comprising 2 sofas, dining table with 4 dining chairs, desk with desk chair and TV stand, door to store/utility room and door to:

SHOWER ROOM

shower enclosure, wc, wash basin with illuminated mirror above and heated towel rail.

STORE/UTILITY ROOM

housing work top and washing machine.

BEDROOM 1

with window to rear aspect and furniture comprising double bed with mattress, 2 bedside units, chest of drawers and wardrobe.

BEDROOM 2

with window to rear aspect and furniture comprising double bed with mattress, 2 bedside units, chest of drawers and wardrobe.

LETTING AGENT NOTES

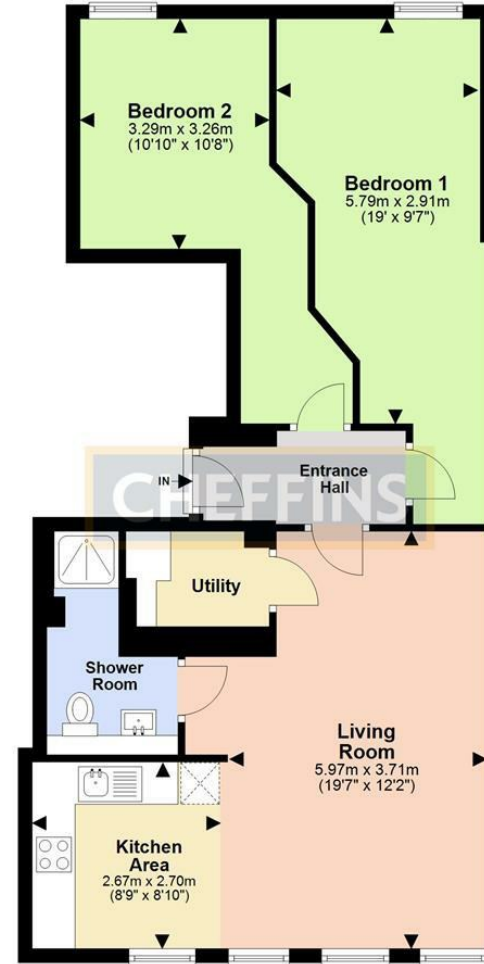
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy
Holding Deposit - £380
Deposit - £1903





Third Floor
Approx. 72.2 sq. metres (777.0 sq. feet)



Total area: approx. 72.2 sq. metres (777.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(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.