



Burlton Road, Cambridge, CB3 0GS

CHEFFINS

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Cambridge,
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A well presented 2 bedroom duplex apartment within this popular development off Huntingdon Road. The accommodation comprises entrance hall, open plan living room/kitchen, 2 bedrooms and bathroom. Further benefits include carport for 1 car and secure bicycle storage. We regret no pets or sharers. Unfurnished. Available from 22/05/2024. EPC: B and Council Tax Band: C.

LOCATION

Located with a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.



£1,500 PCM



**ENTRANCE HALL**

with stairs leading to first floor

STAIRS/1st FLOOR LANDING

with stairs rising to 2nd floor, storage cupboard, door to cloakroom/utility room and door to:

OPEN PLAN LIVING ROOM/KITCHEN

Living area with patio doors to Juliet balcony to rear aspect. Kitchen with base and wall units, integrated appliances included electric oven, gas hob, fridge freezer and patio doors to Juliet balcony to front aspect.

UTILITY ROOM

with window to front aspect, WC and washing machine.

STAIRS/2nd FLOOR LANDING

the bedrooms and bathroom are accessed off the 2nd floor landing.

BEDROOM 1

with built in wardrobe and patio doors to Juliet balcony to Front aspect

BEDROOM 2

with Patio doors leading to Juliet balcony to Rear aspect

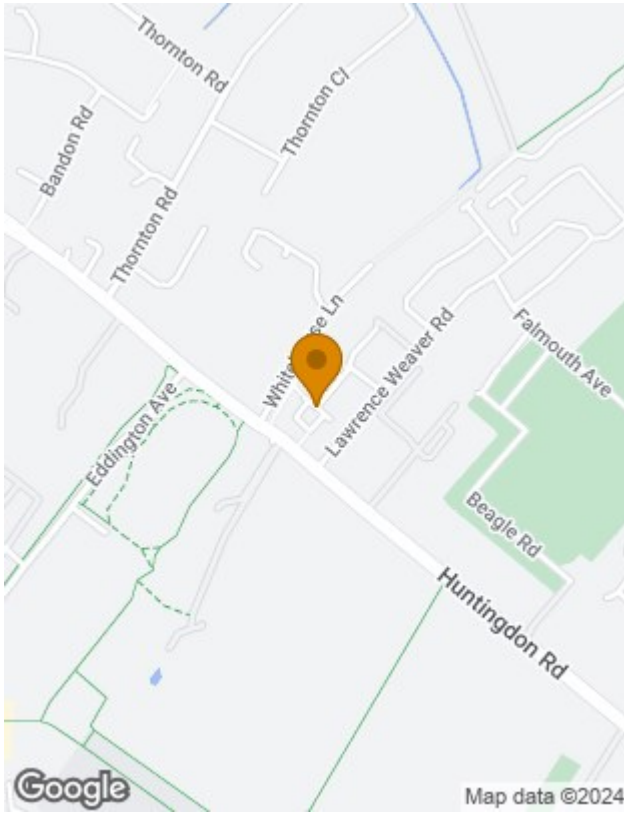
BATHROOM

with velux window, shower over bath, WC, wash basin and heated towel rail.

LETTING AGENT NOTES

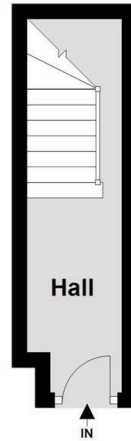
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £346
Deposit - £1730



Ground Floor

Approx. 6.2 sq. metres (66.3 sq. feet)



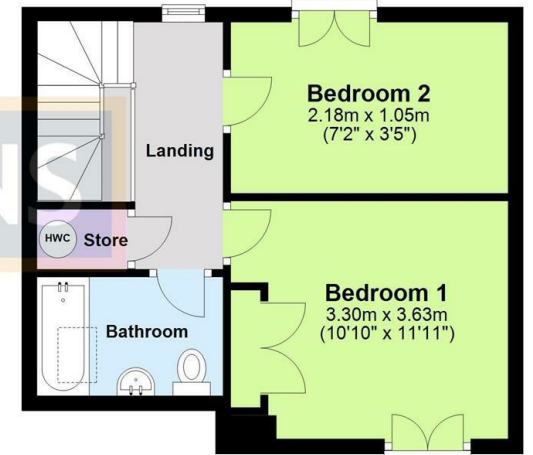
First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 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		82	82
(81-91) B			
(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.