



Queen Edith's Way, Cambridge, CB1 7PL

CHEFFINS

Queen Edith's Way

Cambridge,
CB1 7PL

- Minimum 12 Month Tenancy
- Available from 24/06/2024
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Allocated Parking & Bicycle Store
- Patios & Communal Garden

A 2 bedroom ground floor apartment within an exclusive gated development on Queen Edith's Way. The accommodation comprises entrance hall, generous living room with private patios off, kitchen, 2 double bedrooms and 2 bathrooms (1 en suite). Allocated parking space and well kept communal gardens. We regret no sharers or pets. Unfurnished. Available 24/06/2024. EPC: C and Council Tax Band: E.

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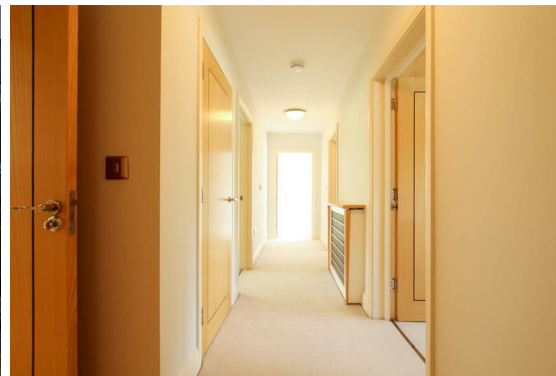
£1,750 PCM





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)



ENTRANCE HALL

with intercom entry system, storage cupboard and airing cupboard housing the water tank. The living room, kitchen, bedrooms and bathroom are accessed off the entrance hall.

LIVING ROOM

dual aspect with full height windows and glazed doors to front and rear aspects with access to private patios and communal gardens.

KITCHEN

fully fitted kitchen with base and wall units, work tops, breakfast bar with window to front aspect above, integrated appliances including electric oven, electric hob with extractor above, microwave, slimline dishwasher, fridge freezer and washing machine.

MASTER BEDROOM

with built in wardrobes, window to rear aspect and door to:

EN SUITE SHOWER ROOM

with shower cubicle, wash basin with mirror above and fitted vanity units below and WC with frost window to rear aspect above.

BEDROOM 2/STUDY

with fitted wardrobes, fitted desk and storage and window to front aspect.

BATHROOM

with shower over bath, wash basin with mirror above and WC with window above to rear aspect.

OUTSIDE

GARDENS

the apartment benefits with private patios located to the front and rear of the living room and use of well kept communal gardens.

PARKING

allocated parking space within gated development and secure bicycle store.

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 - £403
Deposit - £2019







Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 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		77	78
(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.