



Benson Street, Cambridge, CB4 3QJ

CHEFFINS

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A well presented 1 bedroom apartment located in this high sought after residential area off Huntingdon Road. The accommodation comprises entrance hall, open plan living room with kitchen, 1 double bedroom and shower room. Communal garden. We regret no pets. Unfurnished. Available from 19/06/2024. EPC: C and Council Tax Band: B.

LOCATION

Benson Street is located off Huntingdon Road on the north side of the city within the Castle ward of Cambridge. Local amenities can be found nearby on Histon Road and a wide range of amenities can be in the city centre (0.5 miles). The property is well position for access to Cambridge Science Park (2.6 miles) and Cambridge railway station and CB1 Business District (2.1 miles). Distances approximate.



£1,250 PCM





ENTRANCE HALLWAY

with alcove housing washing machine and with steps to:

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area with base units, work tops, breakfast bar, sink, oven, ceramic hob with extractor above and fridge with ice box. Living area with feature fireplace (not in use) and patio doors to Juliet Balcony. Door to:

INNER HALL

with airing cupboard with hanging rail and bedroom and shower room accessed off.

BEDROOM

with feature fireplace (not in use) and bay window to front aspect.

SHOWER ROOM

with shower cubicle, toilet, wash basin with mirror above and window to front aspect.

OUTSIDE

Communal garden to the rear predominantly patio with small lawn and flower borders. Front paved garden with bicycle racks.

LETTING AGENT NOTES

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

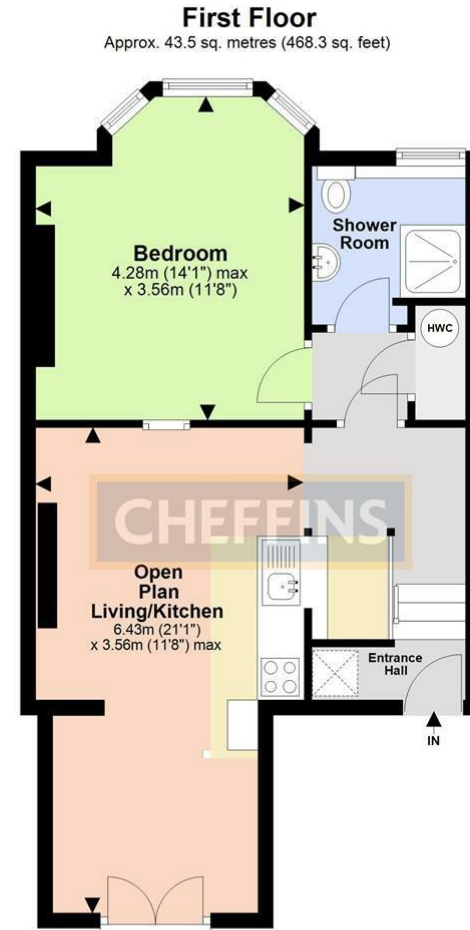
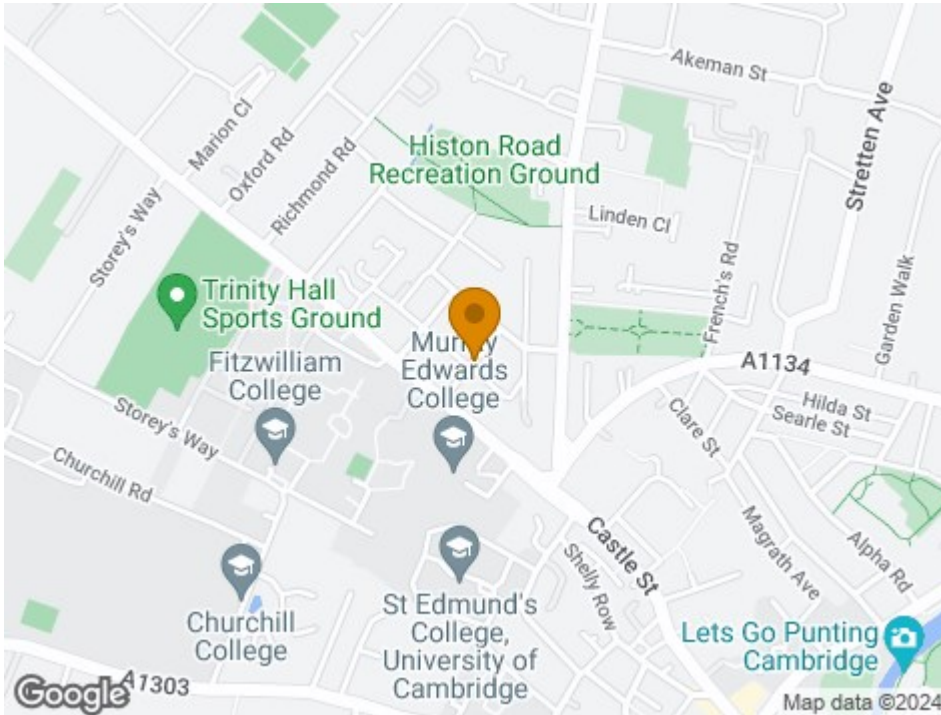
Term - Minimum 12 month tenancy

Holding Deposit - £288

Deposit - £1442



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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		E.U. Directive 2002/91/EC	



Total area: approx. 43.5 sq. metres (468.3 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes Eaves Storage

Plan produced using PlanUp.

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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.