



Homerton Street, Cambridge, CB2 0NT

CHEFFINS

Homerton Street

Cambridge,
CB2 0NT

A second floor 1 bedroom apartment forming part of this prestigious South City development. The accommodation comprises entrance hall, open plan kitchen/living room, 1 double bedroom and bathroom. The property further benefits with use of on site swimming pool and gymnasium and concierge service. We regret no pets. Unfurnished. Available from 17/06/2024. EPC: B and Council Tax Band: C.

LOCATION

The apartment is located in the Coleridge ward of Cambridge within a desirable and prestigious residential development off Hills Road. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.5 miles) Cambridge's historic city centre (0.9 miles) and Addenbrooke's Hospital (1.1 miles). (Distances approximate).



£1,595 PCM



**ENTRANCE HALL**

built in store cupboard housing washer dryer and hot water cylinder, further built in cupboard and doors to open plan kitchen/living room, bedroom and bathroom off.

LIVING ROOM

2 sets of patio doors with Juliet balconies to front aspect and open to:

KITCHEN

base and wall units, work tops, sink, and integrated appliances including oven, microwave, ceramic hob with extractor above, fridge freezer and dishwasher.

BEDROOM

built in double wardrobe, ceiling fan and window to front aspect.

BATHROOM

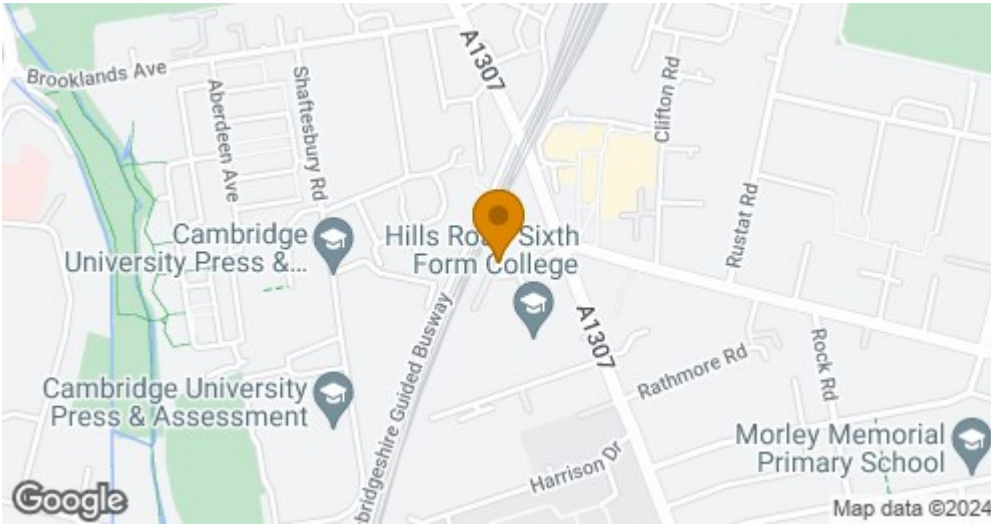
shower over bath with glass shower screen, wc with shelving above, wash basin with mirror above and 2 vanity units either side.

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 - £380
Deposit - £1903

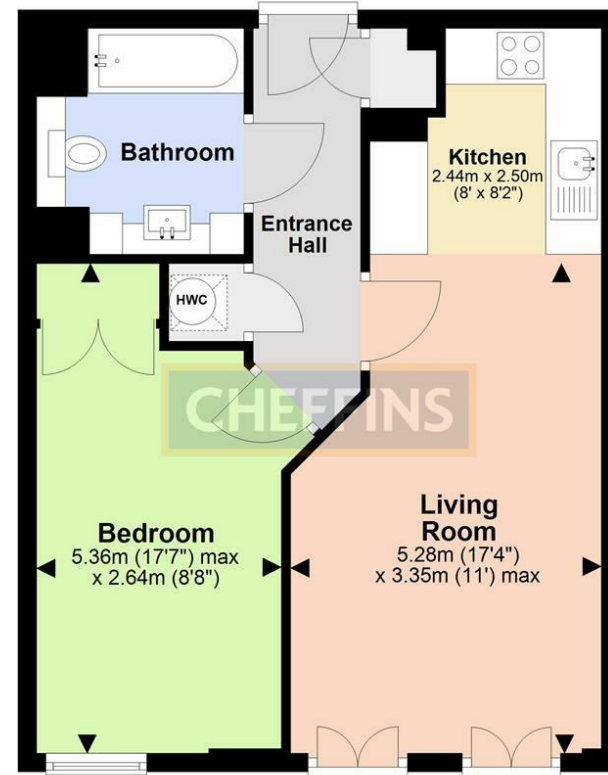




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



Total area: approx. 47.6 sq. metres (512.9 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.

