



Alice Bell Close, Cambridge, CB4 1GN

CHEFFINS

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FULLY BOOKED FOR VIEWINGS A well presented 2 bedroom first floor apartment forming part of this popular development off Milton Road. The accommodation comprises entrance hall, living room, kitchen, 2 double bedrooms, and 2 bathrooms (1 en suite). Allocated parking space. We regret no sharers and no pets. Unfurnished. Available from 09/08/2024. EPC: C and Council Tax Band: C.

LOCATION

The property is set within a popular residential development off Milton Road within the Kings Hedges ward to the North of Cambridge city centre (2.0 miles distant). The property benefits with a range of amenities nearby and is well placed for access to the Cambridge Science Park & Cambridge Business Park (0.9 miles), Cambridge North Train Station (1.3 miles) offering regular services to London and the A14 at Junction 33 (1.3 miles). Distances approximate.

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£1,400 PCM





ENTRANCE HALLWAY

with 2 built in storage cupboards and window to rear aspect. The living room, bedrooms and bathroom are accessed off the entrance hallway.

LIVING ROOM

with window to front aspect, window to side aspect with patio doors to Juliet balcony and opening to:

KITCHEN

open to the living room with base and wall units, works tops, sink with window to front aspect above, oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer.

BEDROOM 1

with fitted wardrobes, window to side aspect and door to:

EN SUITE SHOWER ROOM

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

BEDROOM 2

with window to side aspect.

BATHROOM

with shower over bath, toilet and wash basin with wall mounted mirror above.

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 - £323

Deposit - £1615

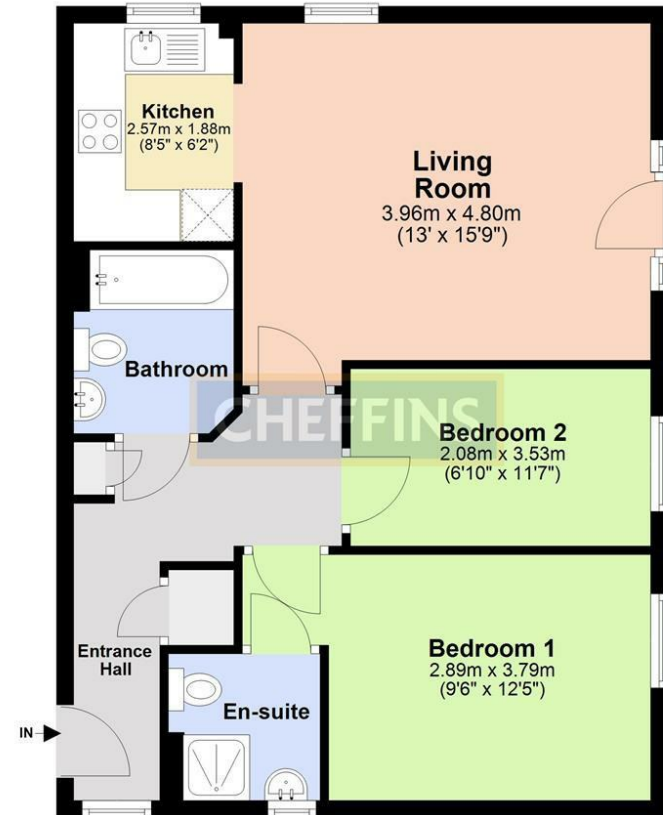




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 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.