



Humberstone Road, Cambridge, CB4 1EZ



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Cambridge,
CB4 1EZ

A high end studio apartment available to STUDENTS ONLY within this architecturally designed development with easy access to the historic city centre. The accommodation comprises open plan studio living/dining/sleeping/study/kitchen and en suite shower room. Private patio, communal garden and bicycle shelter. We regret no pets. Furnished. Available from 20/08/2024. EPC: C and Council Tax Band: A.

LOCATION

The property is located in a desirable residential area within the West Chesterton ward of Cambridge and is positioned conveniently for access to Anglia Ruskin University (0.7 miles) and the city centre (1.2 miles). A good range of amenities can also be found nearby on Chesterton Road (0.5 miles), Cambridge Retail Park (0.8 miles) and the Grafton Centre (0.6 miles). Distances approximate.

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£1,050 PCM





COMMUNAL ENTRANCE

with access to apartment entrance door to:

ENTRANCE HALL

with built in wardrobe with hanging rail and fitted shelves. Open to:

OPEN PLAN STUDIO

comprising fitted kitchenette with base and wall units, work top, sink and integrated appliances including electric hob, microwave combination oven, fridge with ice box and washer dryer, fitted desk with shelves above and patio doors to patio. Furniture includes double bed, 2 bedside units, sofa, desk chair and dining table with 4 stools. Door to:

EN SUITE SHOWER ROOM

fitted with shower enclosure, WC with cabinet above, wash basin with wall mirror above and heated towel rail.

OUTSIDE

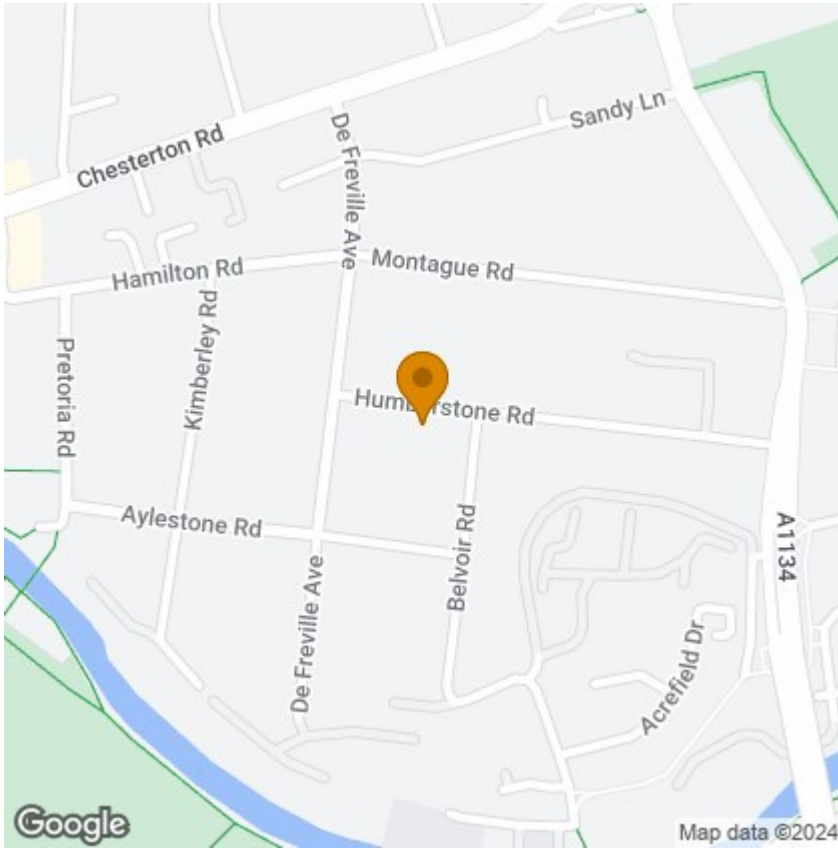
patio doors leading onto private patio which open onto the enclosed communal garden principally laid to lawn with shrub borders and bicycle shelter.

LETTING AGENT NOTES

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

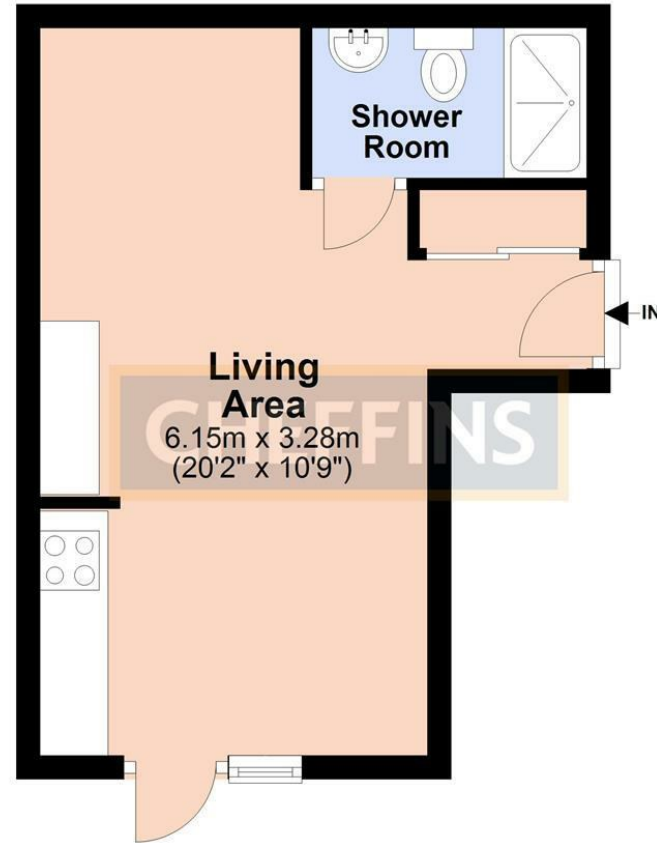
Term - Minimum 12 month tenancy
Holding Deposit - £242
Deposit - £1211





Ground Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 24.0 sq. metres (258.5 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			
(92-100) 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		74	74
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.

