



Paradise Street, Cambridge, CB1 1DR

**CHEFFINS**

## Paradise Street

Cambridge,  
CB1 1DR

\*FULLY BOOKED FOR VIEWINGS - Please call 01223 271916 to be added to the cancellation list\* A well presented 2 bedroom duplex in a central location with easy access to local amenities and the historic city centre. The accommodation comprises entrance hall, open plan living room/kitchen, 2 double bedrooms, shower room and south facing private terrace. Available furnished. We regret no pets or sharers. Available from 14/08/2024. EPC: C and Council Tax Band: D.

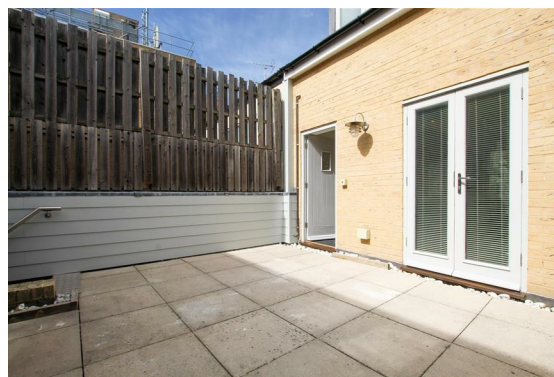
### LOCATION

Paradise Street is located off East Road and parallel with Burleigh Street within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre and popular Mill Road nearby and the property is convenient for access to Cambridge railway station approximately (1.0 miles) and the historic city centre via Parker's Piece (0.5 miles).



£1,695 PCM





### **GATED ENTRANCE**

to external door with access to stairs rising to private terrace and entrance door to:

### **ENTRANCE HALL**

with stairs rising to second floor and door to:

### **OPEN PLAN LIVING ROOM/KITCHEN**

sitting area with patio door to private terrace, door to under stairs storage cupboard housing washing machine and open to kitchen/dining area with fitted kitchen comprising base and wall units, work tops, sink and integrated appliances including oven, ceramic hob with extractor above, fridge/freezer and dishwasher and dining area with 2 sash windows to rear aspect. Furniture comprises sofa, armchair, TV unit, rug, dining table with chairs and 2 shelving units (furniture can stay or be removed).

### **STAIRS/LANDING**

with skylight. The bedrooms and shower room are accessed off the landing.

### **BEDROOM 1**

with 2 built in cupboards (one housing boiler) and 2 windows to front aspect. Furniture comprises double bed, bedside table, wardrobe and chest of drawers (furniture can stay or be removed).

### **BEDROOM 2**

with feature raised platform and window to rear aspect. Furniture comprises double bed, wardrobe and chest of drawers (furniture can stay or be removed).

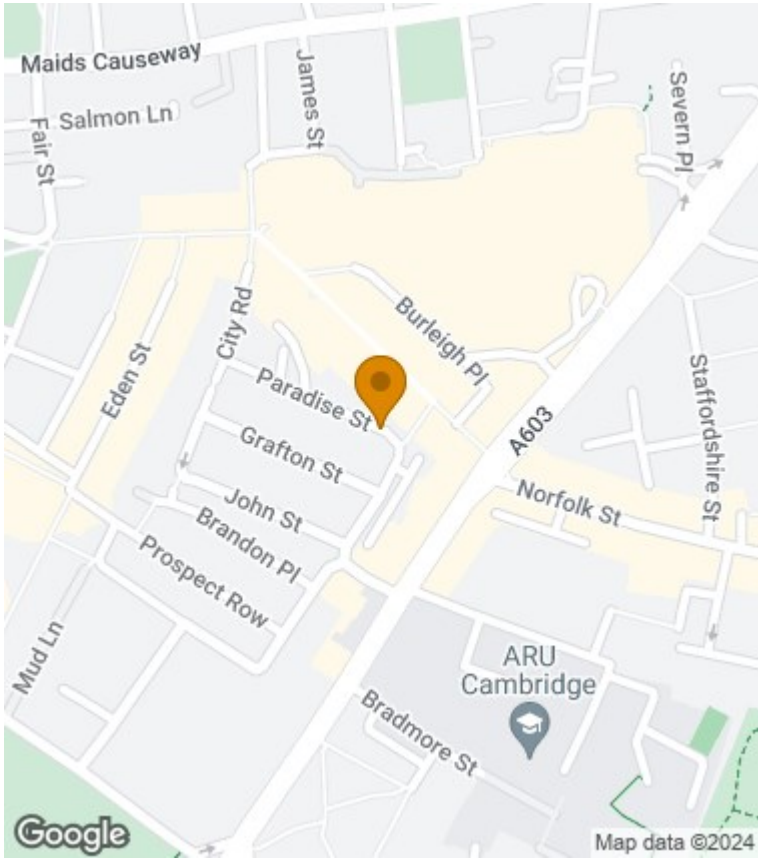
### **SHOWER ROOM**

with shower enclosure, WC, wash basin with vanity unit below and mirror above, heated towel rail and skylight.

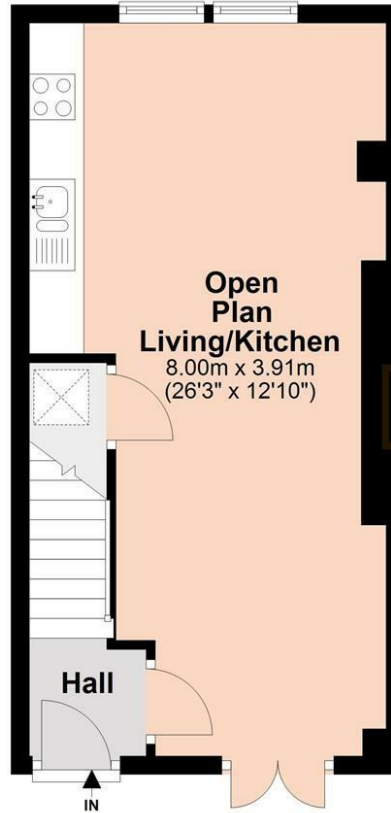
### **LETTING AGENT NOTES**

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

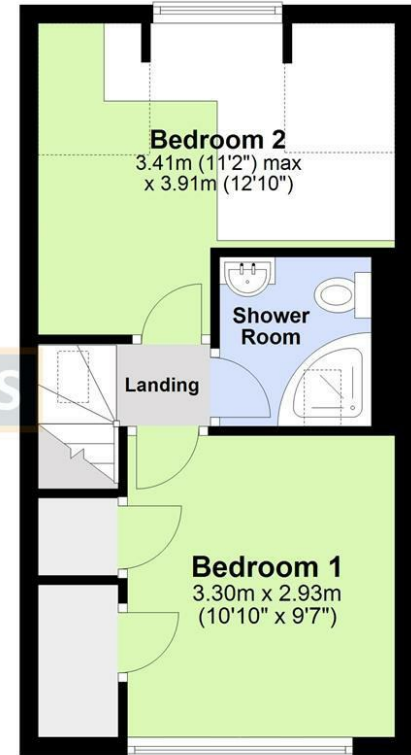
Term - Minimum 12 month tenancy  
Holding Deposit - £391  
Deposit - £1955



**First Floor**  
Approx. 22.3 sq. metres (240.0 sq. feet)



**Second Floor**  
Approx. 30.0 sq. metres (323.5 sq. feet)



Total area: approx. 52.4 sq. metres (563.5 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		77	77
(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	

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.

