



Brooklands Avenue, Cambridge, CB2 8BP

**CHEFFINS**

## Brooklands Avenue

Cambridge,  
CB2 8BP

- Minimum 6 Month Tenancy
- Available from 14/08/2024
- Unfurnished
- EPC: C
- Council Tax Band: F
- Electric Heating
- Off Street Parking
- Communal Gardens

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\*A spacious 3 bedroom ground floor apartment located within this select development on Brooklands Avenue. The accommodation comprises reception hall, generous open plan living room, kitchen, 2 double bedrooms, 1 single bedroom and 2 bathrooms (1 en-suite shower room). Off street parking and communal gardens. We regret no pets or sharers. Unfurnished. Available from 14/08/2024. EPC: C and Council Tax Band: F.

3 2 2

**£1,900 PCM**





## LOCATION

The apartment is located in the Petersfield ward of Cambridge within a select residential development on Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Train Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).

## RECEPTION HALL

with walk in store cupboard. The open plan living room, bedroom and bathroom are accessed off the reception hall.

## OPEN PLAN LIVING ROOM

### SITTING AREA

with sliding patio door with access to private patio and communal gardens. Open to:

### DINING AREA

with door to:

### KITCHEN

fitted with base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor above and dishwasher, fridge freezer and washer dryer.

## BEDROOM 1

with built in wardrobe with sliding mirrored doors, window to rear aspect and door to:

## EN SUITE SHOWER ROOM

with walk in shower, WC, wash basin with vanity unit below and mirror above and airing cupboard.

## BEDROOM 2

with built in wardrobe with sliding mirrored doors and window to rear aspect.

## BEDROOM 3

with window to rear aspect.

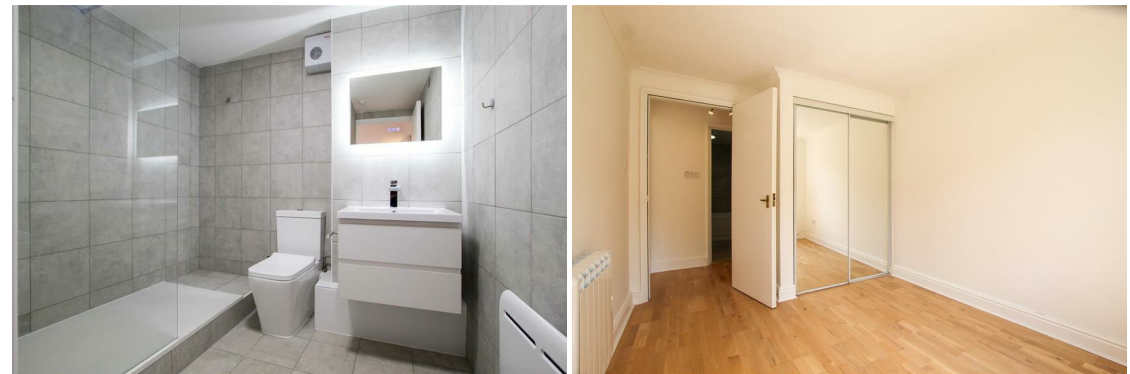
## BATHROOM

with shower over bath, WC and wash basin with vanity unit below and mirror above.

## LETTING AGENT NOTES

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

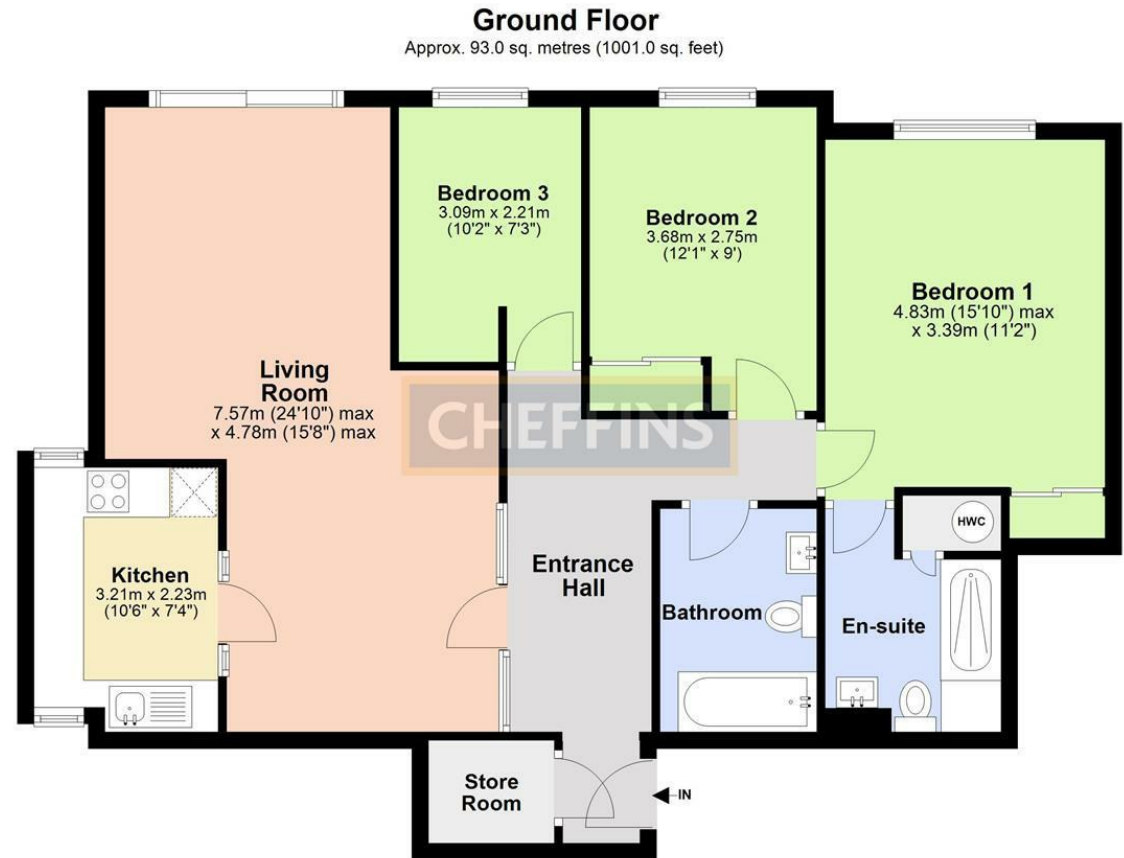
Term - Minimum 12 month tenancy  
Holding Deposit - £438  
Deposit - £2192







Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	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	



Total area: approx. 93.0 sq. metres (1001.0 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.