



Blackthorn Close, Cambridge, CB4 1FZ



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Cambridge,
CB4 1FZ

Fully booked for viewings - please call the office on 01223 271916 to be added to the cancellation list A well presented 2 bedroom ground floor apartment within a popular residential development off Milton Road. The accommodation comprises entrance hall, open plan living room/kitchen, 2 double bedrooms and shower room. Off street parking and patio. Furnished or Unfurnished. We regret no pets. Available from 01/10/2024. EPC: D and Council Tax Band: C.

LOCATION

Located within a popular residential development off Milton Road within the King's Hedges ward of Cambridge. The property is positioned conveniently for access to the historic city centre and Cambridge Science Park and Cambridge North mainline railway Station. A range of local amenities can be found nearby.



£1,450 PCM





ENTRANCE HALL

2 generous built in storage cupboards (1 housing hot water cylinder), doors to bedrooms, living room and shower room off.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above, appliances including oven, electric hob with extractor above, fridge freezer, slimline dishwasher and washing machine. Open to living area with patio door to front aspect open onto small private patio.



BEDROOM 1

built in double wardrobe with sliding doors and window to front aspect.

BEDROOM 2

window to front aspect.

SHOWER ROOM

corner shower, wc, wash basin with vanity unit below and mirrored cabinet above, heated towel rail and window to rear aspect.

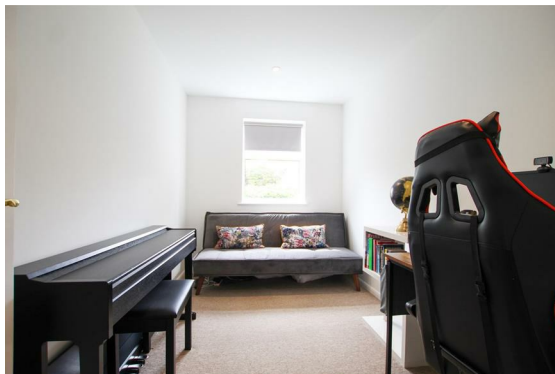
LETTING AGENT NOTES

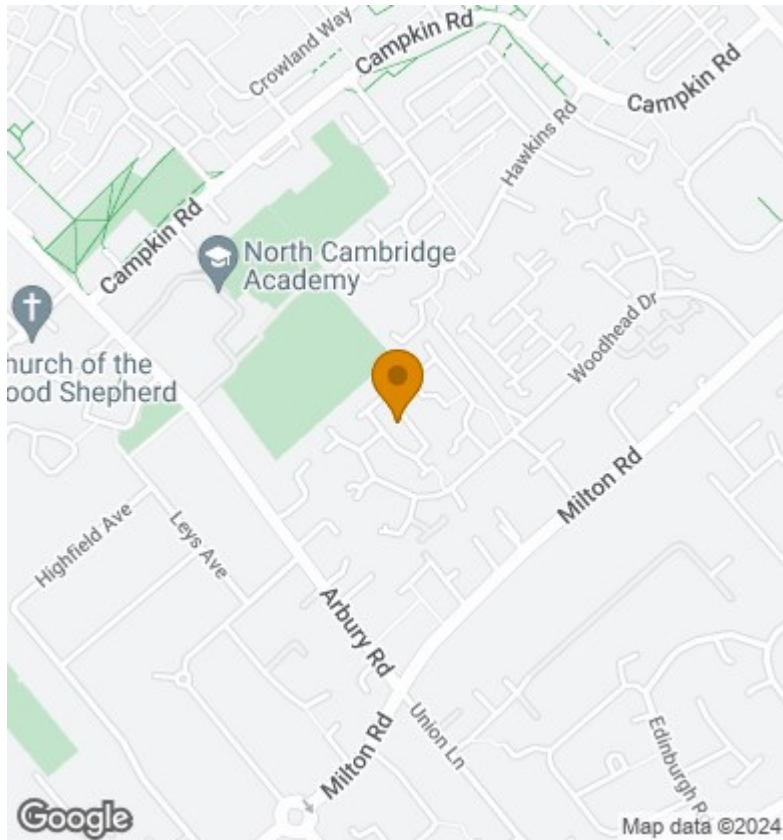
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £334

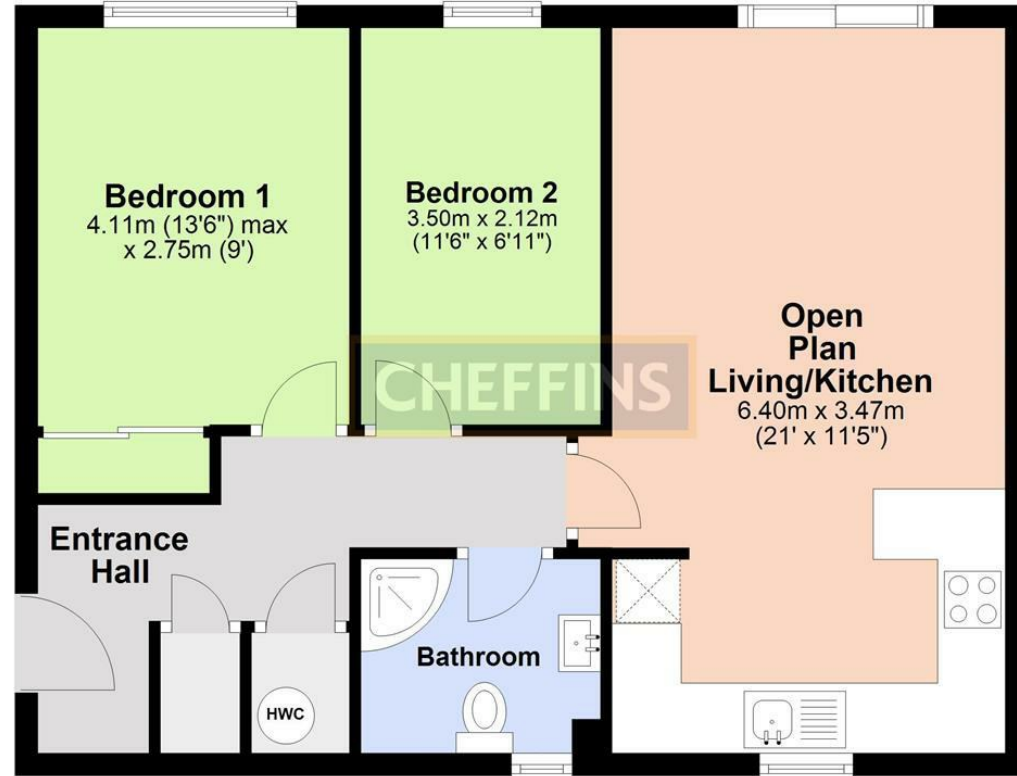
Deposit - £1673





Ground Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



Total area: approx. 52.1 sq. metres (560.7 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			
		68	77

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.