



Glenalmond Avenue, Cambridge, CB2 8DS

**CHEFFINS**

## Glenalmond Avenue

Cambridge,  
CB2 8DS

A modern 1 bedroom second floor apartment forming part of a popular development with easy access to the train station and historic city centre. The accommodation comprises entrance with storage cupboard, open plan living room with fitted kitchen and balcony, 1 double bedroom and 1 bathroom. Allocated parking space. We regret no pets. Available from 07/10/2024. EPC: B and Council Tax Band: C.

### LOCATION

The apartment is located in the Petersfield ward of Cambridge within a desirable residential development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian 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).



**£1,500 PCM**



**ENTRANCE HALL**

built in store cupboard. The living room, bedroom and bathroom are accessed off the entrance hall.

**OPEN PLAN LIVING ROOM/KITCHEN**

kitchen area with base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor hood above and fridge freezer and free standing washing machine. Open to living area with full height window to front aspect and door to balcony

**BEDROOM**

fitted double wardrobes and window to front aspect.

**BATHROOM**

shower over bath with glass shower screen, wc and wash basin.

**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 - £346  
Deposit - £1730

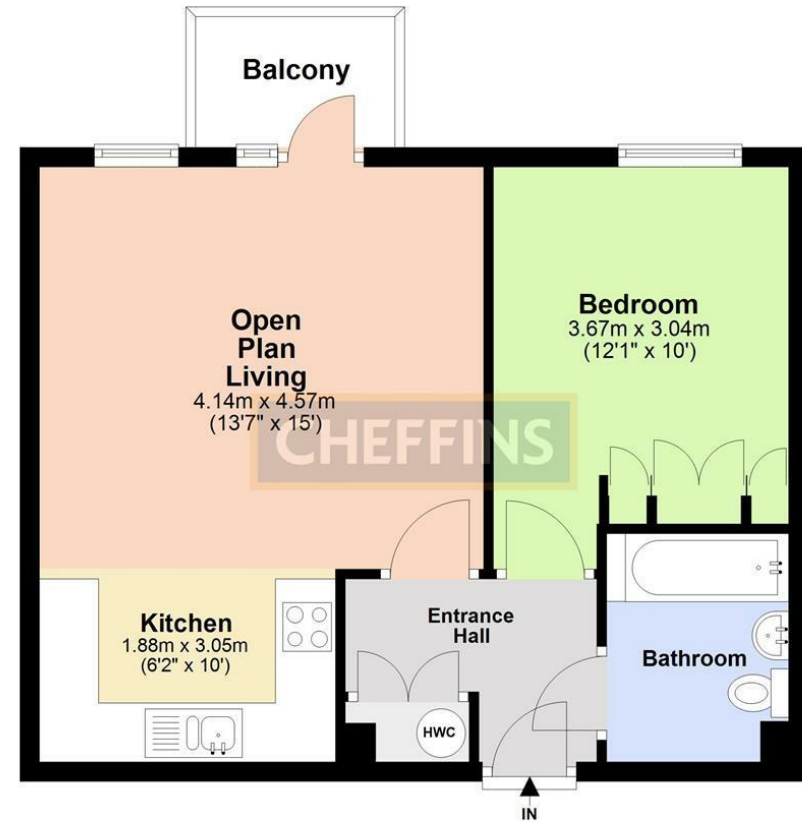




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		82	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Second Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 sq. feet)

Note: Not to scale - For guidance purposes only

Floor area excludes balcony  
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.