



**Regency Gate, Queen Ediths Way, Cambridge, CB1 7AP**

**CHEFFINS**

## Queen Ediths Way

Cambridge,  
CB1 7AP

- Minimum 12 Month Tenancy
- Available from 27/09/2024
- Unfurnished
- EPC: B
- Council Tax Band: E
- Gas Central Heating
- Large Terrace
- Allocated Parking

A 2 bedroom first floor apartment with large terrace forming part of a select gated development in a sought after south city position. The accommodation comprises generous open plan living room with kitchen and large terrace, 2 double bedrooms and 2 bathrooms (1 en suite). Further benefits include allocated parking space, secure bicycle store and well kept communal gardens. We regret no sharers or pets. Unfurnished. Available NOW. EPC: B and Council Tax Band: E.

2 2 1

£1,700 PCM





## LOCATION

Located within the Queen Edith's ward of Cambridge and off Queen Edith's Way the property is most convenient for access to Addenbrooke's Hospital (0.5 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.5 miles) and Cambridge city centre (1.8 miles). A range of local amenities can be found nearby. (distances approximate)

## ENTRANCE HALL

with storage cupboard.

## OPEN PLAN LIVING ROOM

with kitchen area, window to rear aspect and patio doors to rear aspect with access to terrace.

## KITCHEN AREA

fitted kitchen with wall and base units, integrated appliances to including double oven, gas hobs with extractor above, fridge, freezer, dishwasher and washer dryer.

## TERRACE

generous paved terrace with views over the communal gardens to the rear.

## BEDROOM 1

with en suite shower room and window to front aspect.

## EN SUITE SHOWER ROOM

with shower unit, toilet, wash basin, heated towel rail and wall mounted mirror.

## BEDROOM 2

with built in wardrobes and patio doors to rear aspect with access to terrace.

## BATHROOM

with shower over bath, toilet, wash basin, heated towel rail, built in storage and wall mounted mirror.

## LETTING AGENT NOTES

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

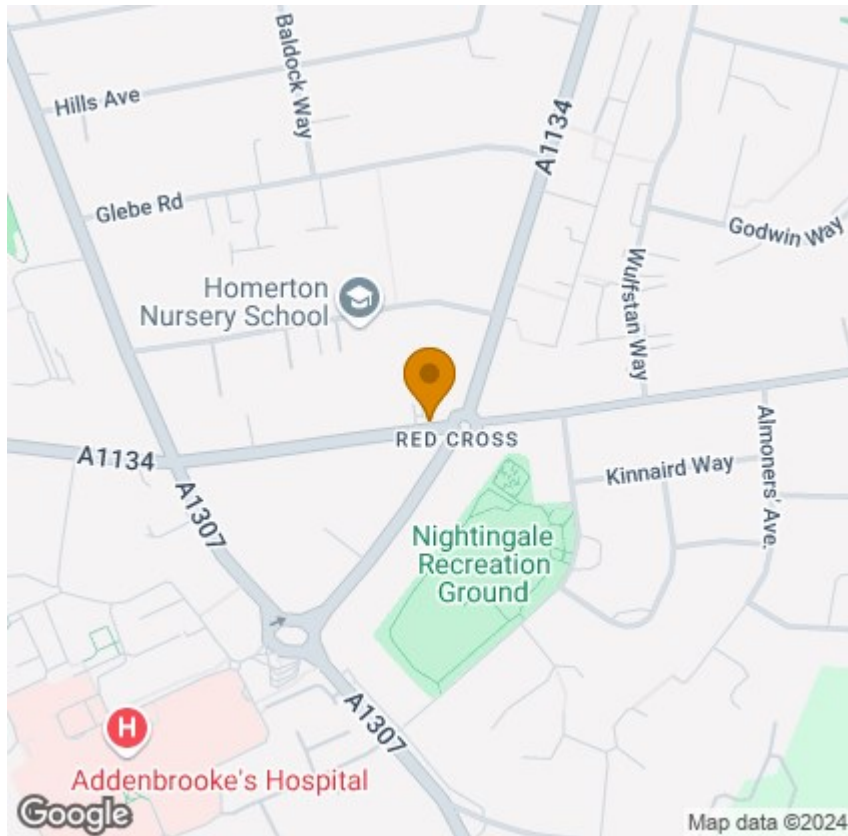
Term - Minimum 12 month tenancy

Holding Deposit - £392.00

Deposit - £1961.00







Total area: approx. 72.7 sq. metres (783.0 sq. feet)

Note: Not to scale - For guidance purposes only

Floor area excludes Roof Terrace  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	83
(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	

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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.