



The Newton, Humberstone Road, Cambridge, CB4 1EZ



# Humberstone Road

Cambridge,  
CB4 1EZ

STUDENT ACCOMMODATION - A high end 1 bedroom student apartment within this architecturally designed development with easy access to the historic city centre. The accommodation comprises open plan living/dining/study/kitchen, double bedroom with walk in wardrobe and en suite shower room. Secure bicycle store and communal garden. Available to students from any Cambridge institution in full or part-time education (subject to minimum weekly hours) and suitable for single or couple occupation. We regret no pets. Furnished. Available from 11/10/2024. EPC: C and Council Tax Band: B.

## LOCATION

The property is located in a desirable residential area within the West Chesterton ward of Cambridge and is positioned conveniently for access to Anglia Ruskin University (0.7 miles) and the city centre (1.2 miles). A good range of amenities can also be found nearby on Chesterton Road (0.5 miles), Cambridge Retail Park (0.8 miles) and the Grafton Centre (0.6 miles). Distances approximate.



**£1,300 PCM**





## OPEN PLAN LIVING/KITCHEN

kitchen area fitted with base and wall units, sink and integrated appliances including microwave combi oven, washer/dryer, electric hob and fridge freezer. Open to living area with fitted desk, dormer window to side aspect and doorway to:

## BEDROOM

with walk in wardrobe, dormer window to side aspect and door to:

## EN SUITE SHOWER ROOM

walk in shower with glass screen, wc, wash basin with mirror and vanity unit above and heated towel rail.

## 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 - £300  
Deposit - £1500

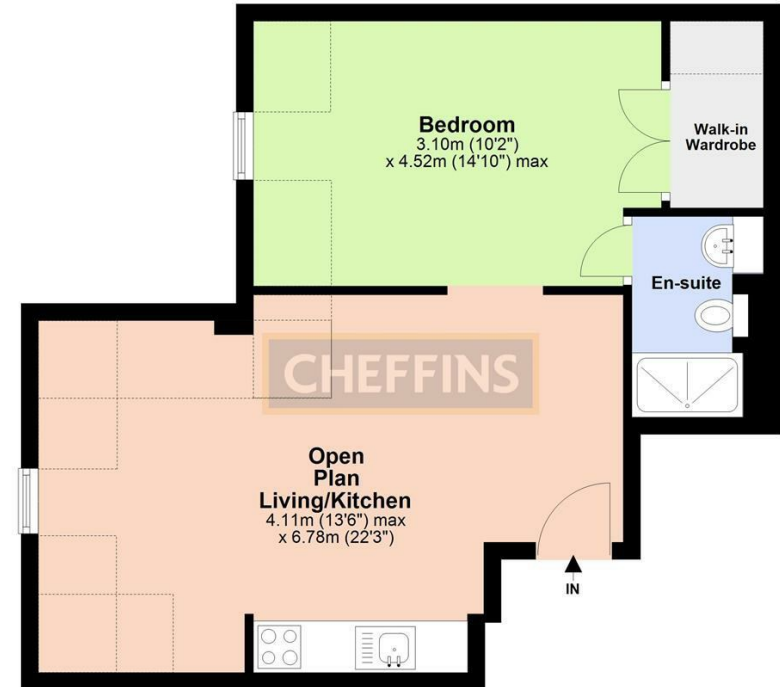




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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

## Second Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 47.4 sq. metres (510.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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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.

