



Lilac Court, Cambridge, CB1 7AY

**CHEFFINS**

## Lilac Court

Cambridge,  
CB1 7AY

A 2 bedroom first floor apartment in a convenient south city location with easy access to Addenbrooke's and city centre. The accommodation comprises entrance hall, living room, kitchen, 2 double bedrooms and bathroom. Unfurnished. We regret no pets or sharers. Available from 30/05/2025. EPC: C and Council Tax Band: B.

### LOCATION

Lilac Court is located off Cherry Hinton Road within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.2 miles), Addenbrooke's (1 mile) and Cambridge city centre (1.5 miles). Distances approximate.

2 1 1

**£1,450 PCM**





## ENTRANCE HALL

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

## LIVING ROOM

full height window to front aspect and internal window to kitchen. The kitchen is accessed off the living room.

## KITCHEN

base and wall units, work tops, sink, oven, gas hob, fridge freezer, washing machine and window to rear aspect.

## BEDROOM 1

built in wardrobe and window to front aspect.

## BEDROOM 2

window to rear aspect.

## BATHROOM

shower over bath, wc, wash basin with mirror above and window to rear aspect.

## LETTING AGENT NOTES

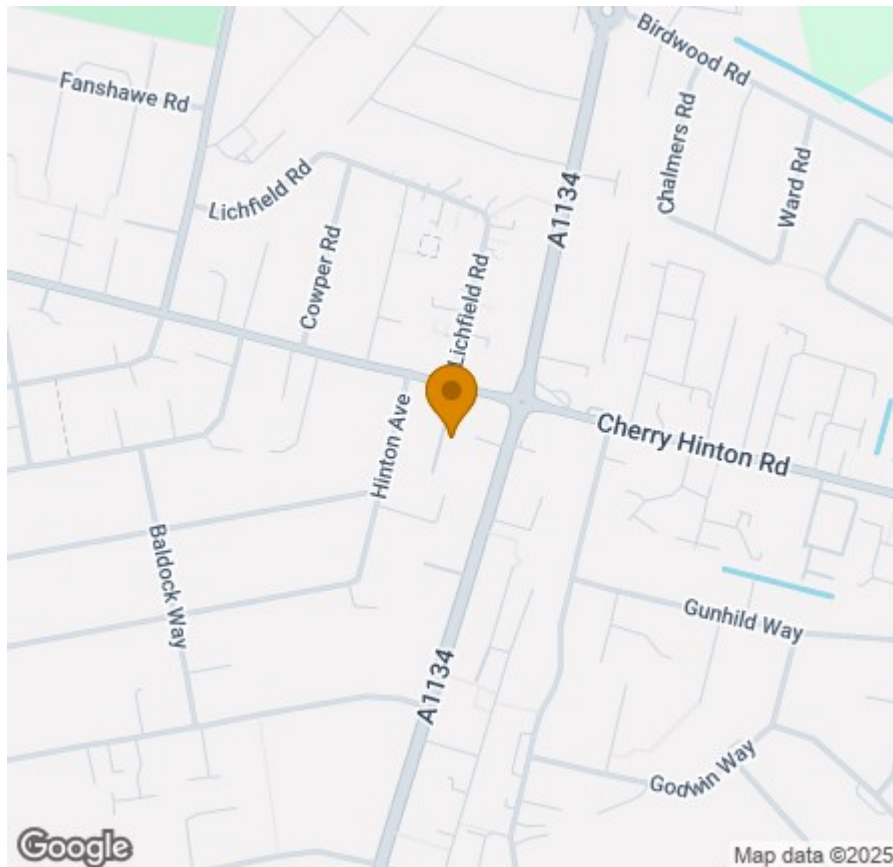
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £334

Deposit - £1673





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
02 plus <b>A</b>		
(01-01) <b>B</b>		
(09-00) <b>C</b>	77	80
(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		
England & Wales	EU Directive 2002/91/EC	

#### Agents note:

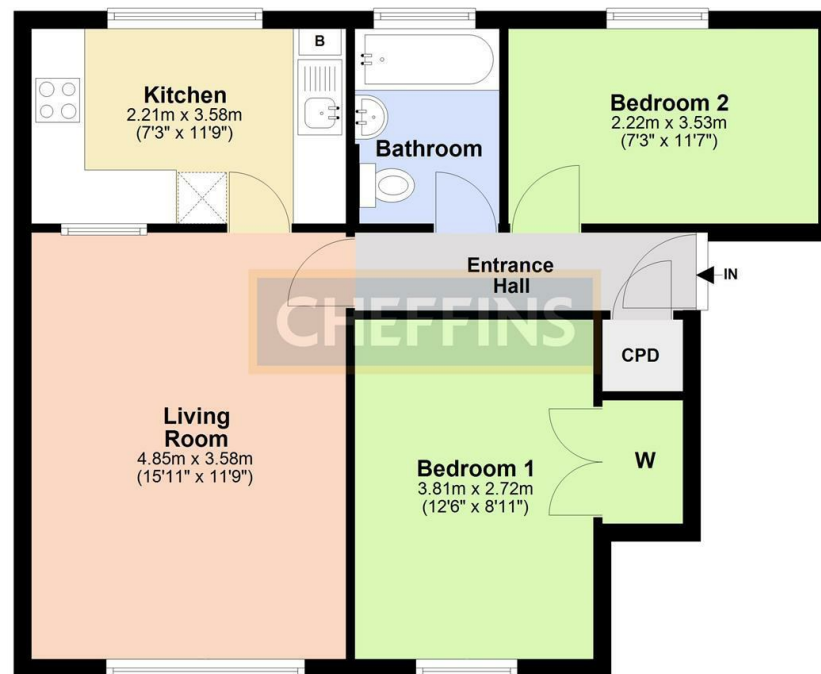
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

### First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 54.8 sq. metres (590.2 sq. feet)

