



Sleaford Street, Cambridge, CB1 2NS

**CHEFFINS**



## Sleaford Street

Cambridge,  
CB1 2NS

A well proportioned ground floor 1 bedroom apartment forming part of this popular develop with easy access to the retail park, train station and city centre. The accommodation comprises, open plan living room, kitchen, double bedroom and bathroom. Further benefits include allocated parking and communal gardens. Unfurnished. Available now. EPC: C and Council Tax Band: B.

### LOCATION

Sleaford Street is located within the Petersfield Ward of Cambridge. A wide range of local amenities can be found on nearby Mill Road and Cambridge Beehive Centre and the property is convenient for access to Cambridge railway station approximately 0.8 miles away and the historic city centre.



**£1,200 PCM**





## PORCH

to:

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, works tops, sink, integrated appliances including oven, electric hob with extractor above, undercounter fridge with ice box and washing machine. Living area with window to front aspect, airing cupboard and door to:

## INNER HALLWAY

generous storage cupboard. The bedroom and shower room are accessed off the inner hallway.

## BEDROOM

fitted double wardrobe with sliding doors and window to rear aspect.

## SHOWER ROOM

shower enclosure, WC and wash basin with mirror above

## 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 - £276

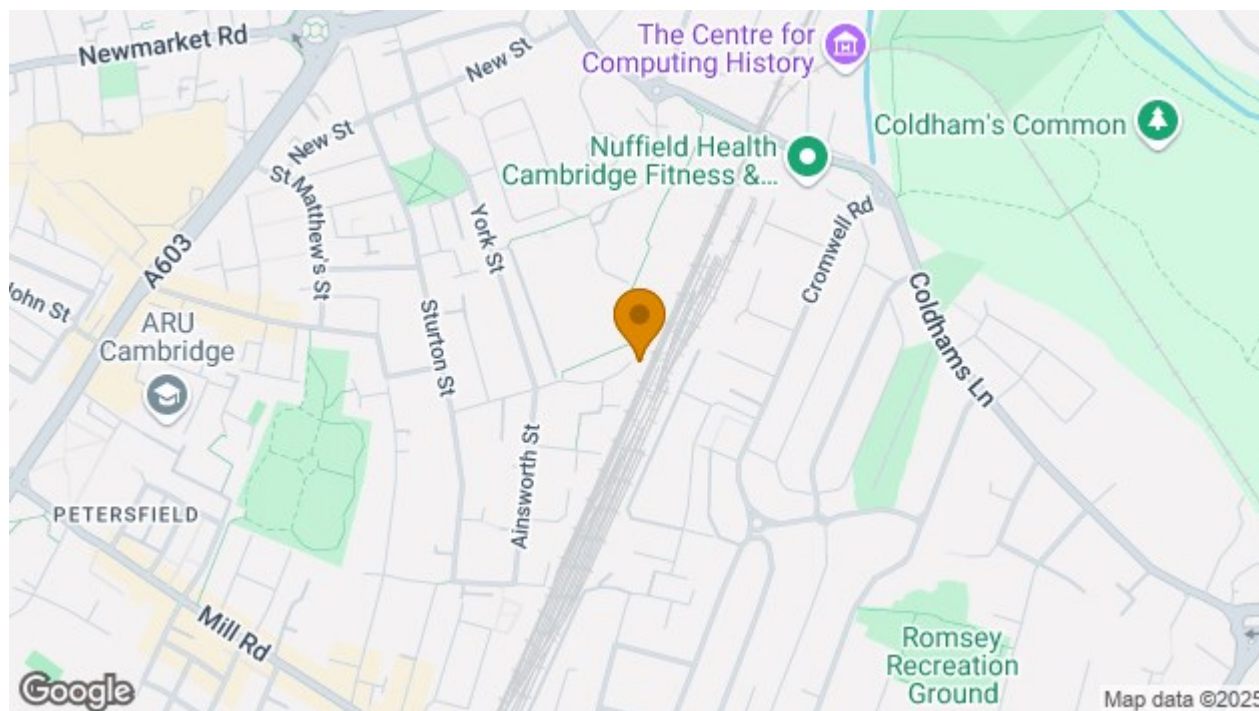
Deposit - £1384







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		
	EU Directive 2002/91/EC	



## Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



Total area: approx. 35.0 sq. metres (376.3 sq. feet)

Floor area excludes porch  
Plan produced using PlanUp.

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.

