



Tamarin Gardens, Cambridge, CB1 9GJ

CHEFFINS

Tamarin Gardens

Cambridge,
CB1 9GJ

A well presented 1 bedroom ground floor apartment located in Cherry Hinton. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom and bathroom. Further benefits include allocated parking and communal gardens. We regret no pets. Unfurnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton approximately 3.0 miles south-east of Cambridge's historic city centre. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 2.0 miles distant and Cambridge train station approximately 2.7 miles distant.



£1,150 PCM





ENTRANCE HALL

with built in storage cupboard and entry phone. The open plan living room/kitchen, bedroom and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING AREA

with airing cupboard, double glazed window to side aspect and open to:

KITCHEN AREA

with base and wall units, work tops, tiled splash back, sink, integrated oven and electric hob and extractor above, under counter fridge, washing machine and double glazed window to side aspect.

BEDROOM

with built in double wardrobe and double glazed window to side aspect.

BATHROOM

with shower over bath, WC and wash basin with mirrored cabinet above.

OUTSIDE

allocated parking space and communal gardens.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

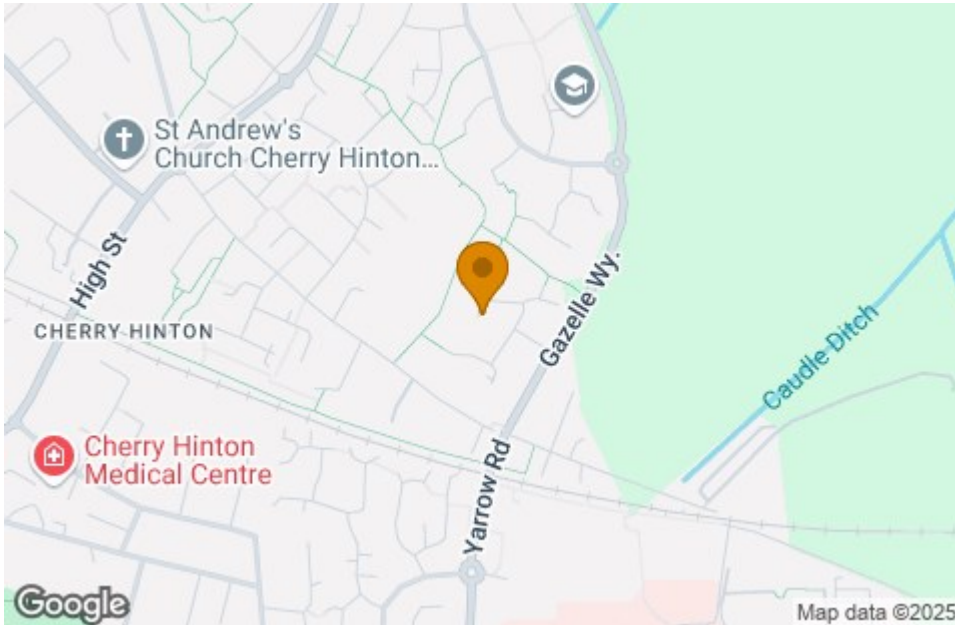
Holding Deposit - £265

Deposit - £1326



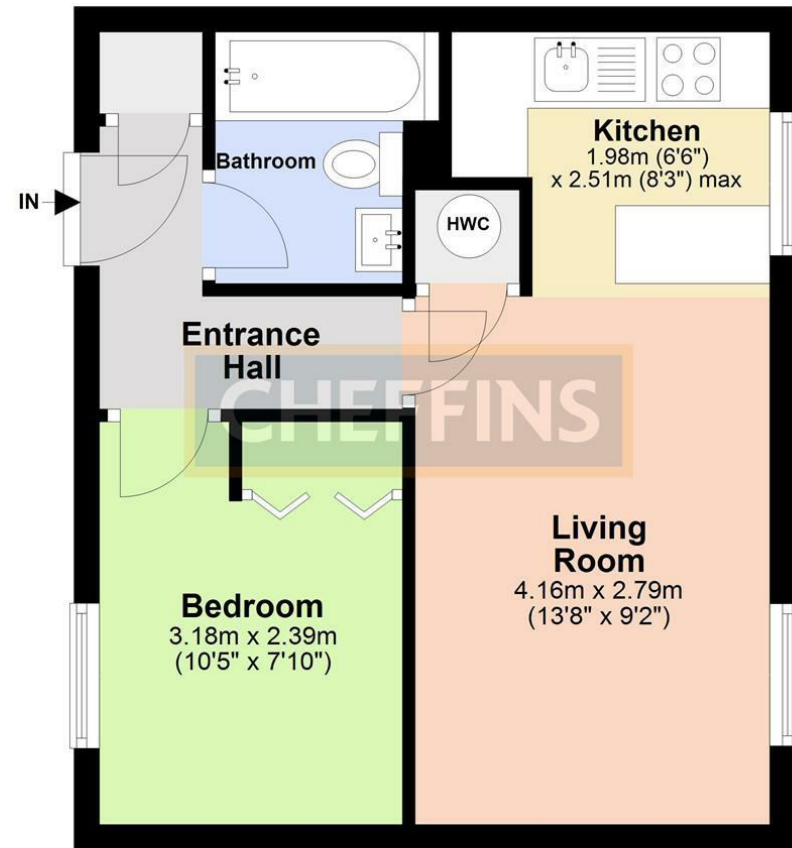


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 33.0 sq. metres (355.2 sq. feet)

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.

