



Abbey Court, Waterbeach, CB25 9PT





## Abbey Court

Waterbeach,  
CB25 9PT

**\*ZERO DEPOSIT SCHEME AVAILABLE\*** A 2 bedroom ground floor flat located in this popular and well served village with mainline train station and easy access to Cambridge and A14/A10. The accommodations comprises entrance hall, sitting room, kitchen, 2 double bedrooms, and bathroom. Further benefits include allocated parking spaces. Unfurnished. Available Now. EPC Rating C. Council Tax Band A.

### LOCATION

A sought-after village positioned approximately 6 miles north of Cambridge. The village offers an excellent range of amenities including a convenience store with post office, primary school, church, and public houses. Additionally, Waterbeach benefits from its own mainline station, providing commuter services to both Cambridge and London. Further amenities can be found in Cambridge and in the market town of Ely is approximately 11 miles distant.

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**£1,275 PCM**







## ENTRANCE HALL

with 3 built in cupboards, large airing cupboard. The kitchen, living room, bedrooms and bathroom are all accessed off entrance hall.

## BEDROOM ONE

with built in double wardrobe with sliding doors and window to rear aspect.

## BEDROOM TWO

with built in double wardrobe with sliding doors and window to rear aspect. Living room with window to rear aspect

## KITCHEN

Kitchen area fitted with base and wall units, worktops, sink, washing machine, oven with electric hob and extractor above. Space for a fridge freezer space for a dining table. Window to front aspect and further window to front aspect. Walk in pantry cupboard with fitted shelves.

## BATHROOM

with shower over bath and glass screen, WC, wash basin, wall mounted mirror, heated towel rail and two windows to front aspect.

## OUTSIDE

Communal space with bin store, bike store and residents parking.

## 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 - £294.00

Deposit - £1471.00





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>		
(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	

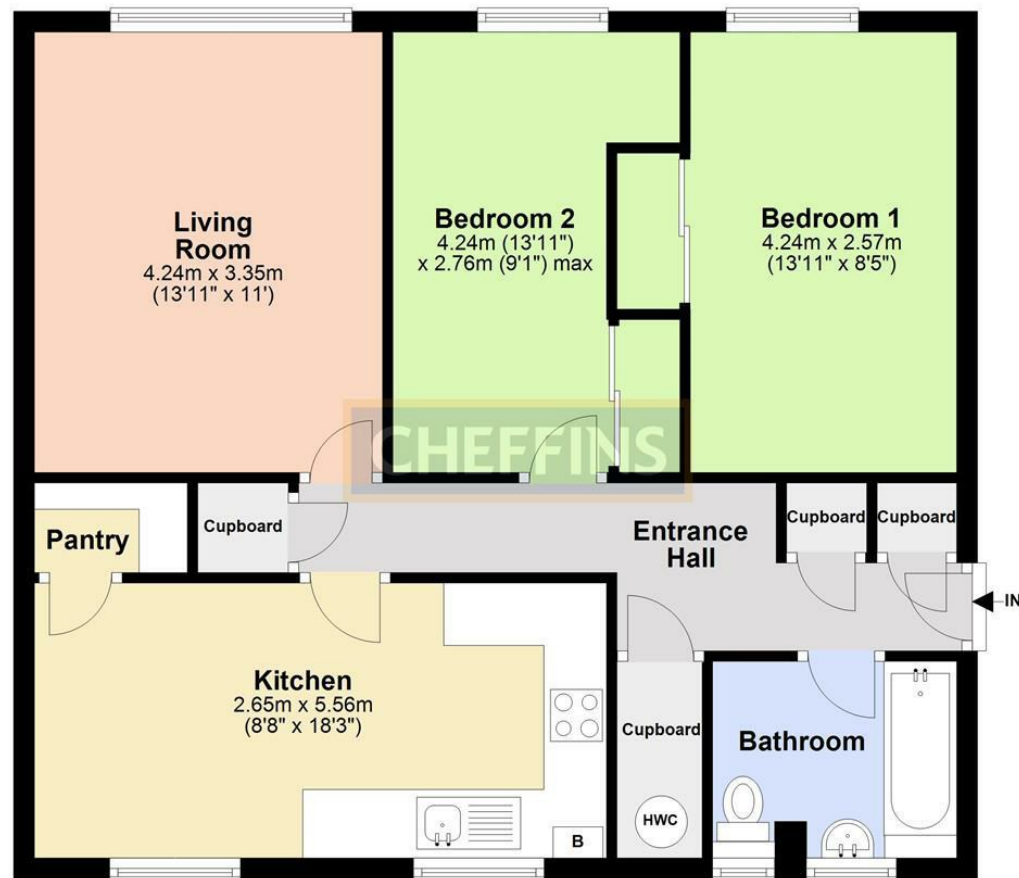
£1,275 PCM

Council Tax Band - A

Local Authority - South Cambridgeshire

## Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.



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