



Cherry Hinton Road, Cambridge, CB1 7AG





## Cherry Hinton Road

Cambridge,  
CB1 7AG

A well presented 1 bedroom apartment in a convenient south city location offering easy access to Addenbrooke's, the train station and city centre. The spacious accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom and shower room. We regret no pets. Unfurnished. Available from 06/06/2025. EPC: D and Council Tax Band: B.

### LOCATION

Located within the Coleridge ward of Cambridge the property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.0 mile), Addenbrooke's (1.6 miles) and Cambridge city centre (1.8 miles). Distances approximate.



**£1,525 PCM**





## ENTRANCE HALL

with stairs with store cupboard beneath rising to:

## FIRST FLOOR LOWER LANDING

landing with built in cupboard housing hot water cylinder, steps to first floor upper landing and door to:

## SHOWER ROOM

with large shower enclosure, WC, wash basin, heated towel rail and window to side aspect.

## FIRST FLOOR UPPER LANDING

with door to open plan living room and door to:

## BEDROOM

with window to rear aspect.

## OPEN PLAN LIVING ROOM/KITCHEN

fitted kitchen with base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor above, fridge and freezer and freestanding washing machine. Living area with 3 windows to front aspect.

## 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 - £351

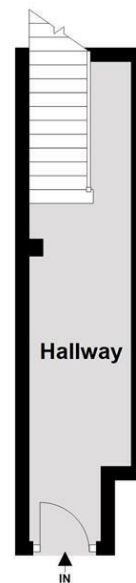
Deposit - £1759





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(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. 9.7 sq. metres (104.7 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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.



**CHEFFINS**