



Glenalmond Avenue, Cambridge, CB2 8DS

**CHEFFINS**



## Glenalmond Avenue

Cambridge,  
CB2 8DS

A modern 2 bedroom third floor apartment forming part of a popular development with easy access to the train station and historic city centre. Accommodation comprises entrance hall with store cupboard, open plan living room/kitchen with balcony, 2 double bedrooms and shower room. Further benefit includes residents parking for 1 car. We regret no pets. Unfurnished. Available now. EPC: D. Council Tax Band: D.

### LOCATION

The apartment is located in the Petersfield ward of Cambridge within a desirable residential development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).



**£1,700 PCM**





## ENTRANCE HALL

built in cupboard housing hot water cylinder. All rooms are accessed of the entrance hall

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above, integrated fridge freezer and freestanding appliances including oven with electric hobs, dishwasher and washing machine. Open to living area with 2 windows to front aspect and door to:

## BALCONY

decking and glass and rail balustrade.

## BEDROOM 1

window to front aspect.

## BEDROOM 2

window to front aspect.

## SHOWER ROOM

shower enclosure, wc and wash basin with vanity unit below and wall mirror above and heated towel rail.

## LETTING AGENT NOTES

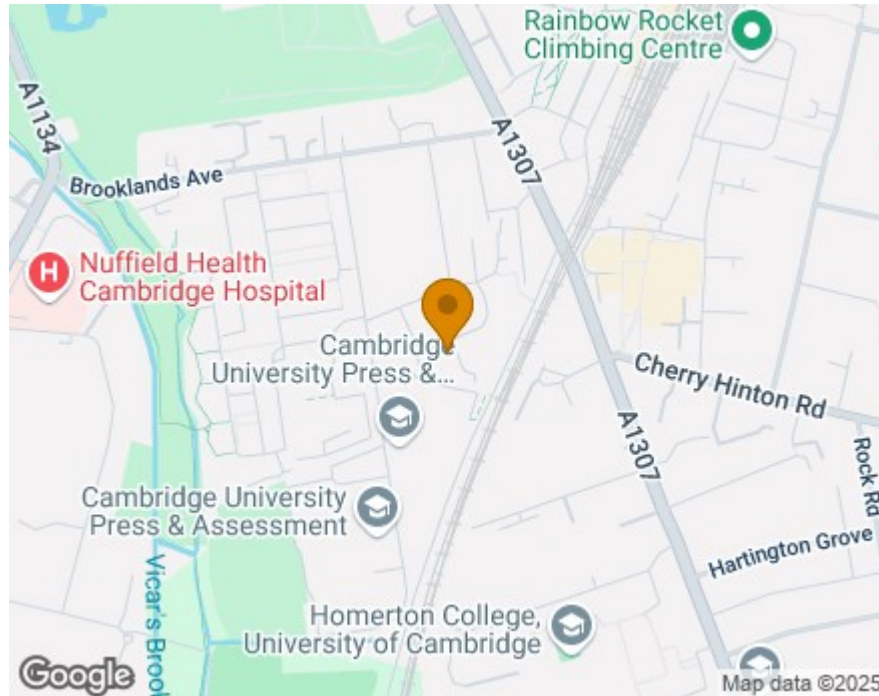
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

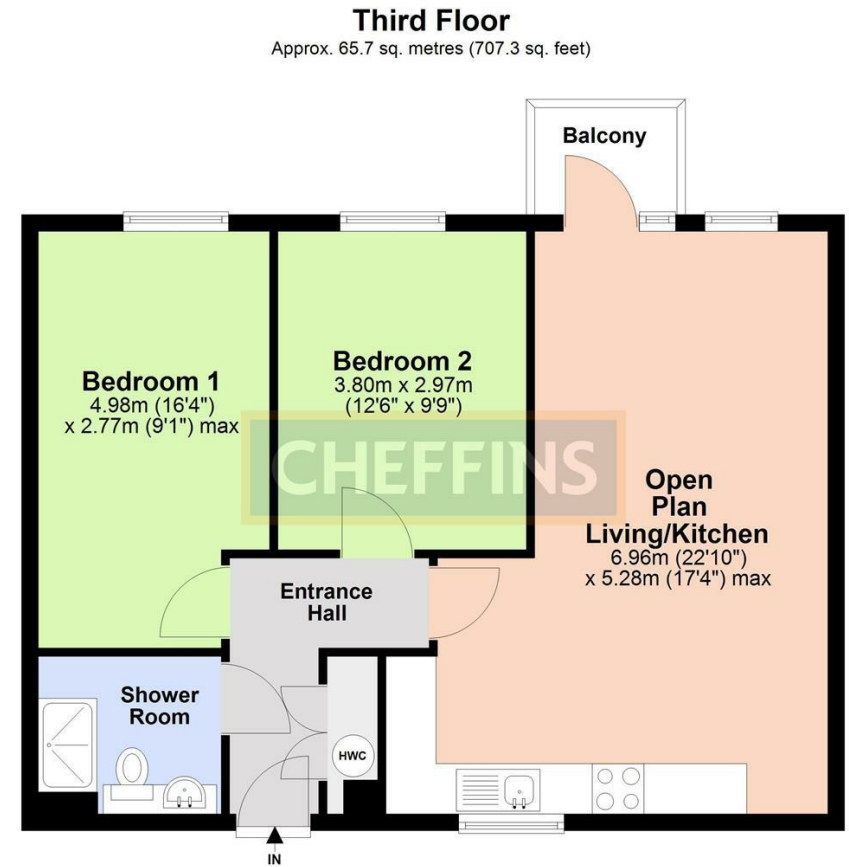
Holding Deposit - £392

Deposit - £1961





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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](http://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.

