



Ventress Farm Court, Cambridge, CB1 8HD

CHEFFINS

Ventress Farm Court

Cambridge,
CB1 8HD

A spacious 2 bedroom top floor apartment situated in this convenient south city position off Cherry Hinton Road. The accommodation comprises entrance hall, kitchen, living room, 2 double bedrooms and bathroom. The property further benefits with communal gardens. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: C.

LOCATION

Located off Cherry Hinton Road and close to Cherry Hinton Hall Park. The property is well placed for access to Addenbrookes (1.6 miles), Cambridge train station (2.1 miles), the city centre (2.4 miles) and the A14 and A11 (3.8 & 4.1 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (0.8 miles). Distances approximate.

2 1 1

£1,450 PCM



**ENTRANCE HALL**

storage cupboard. The living room, kitchen, bedrooms and bathroom are accessed off the entrance hall.

KITCHEN

base and wall units, work tops, sink with window to front aspect above, oven with electric hob, fridge freezer and washing machine.

OPEN PLAN LIVING ROOM

dual aspect with windows to front and rear aspects.

BEDROOM 1

window to the rear aspect.

BEDROOM 2

window to the rear aspect.

BATHROOM

shower over bath, wc and wash basin and window to front aspect.

LETTING AGENT NOTES

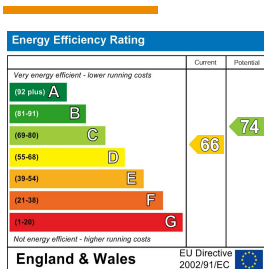
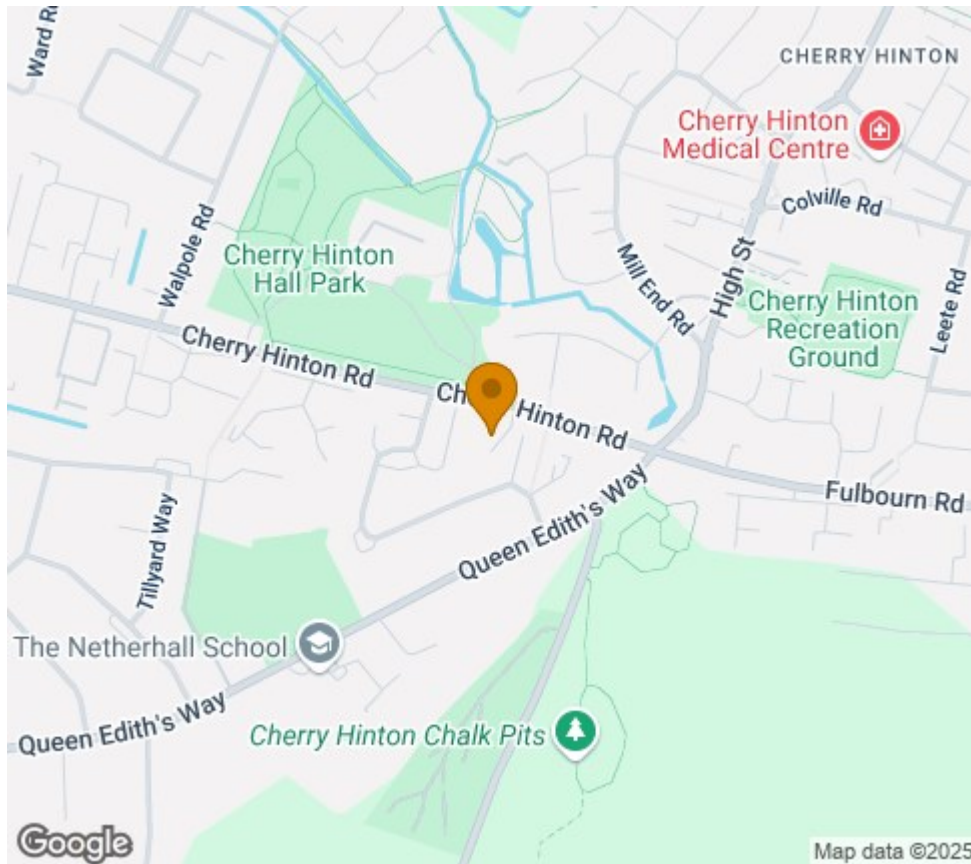
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £334

Deposit - £1673





Agents note:

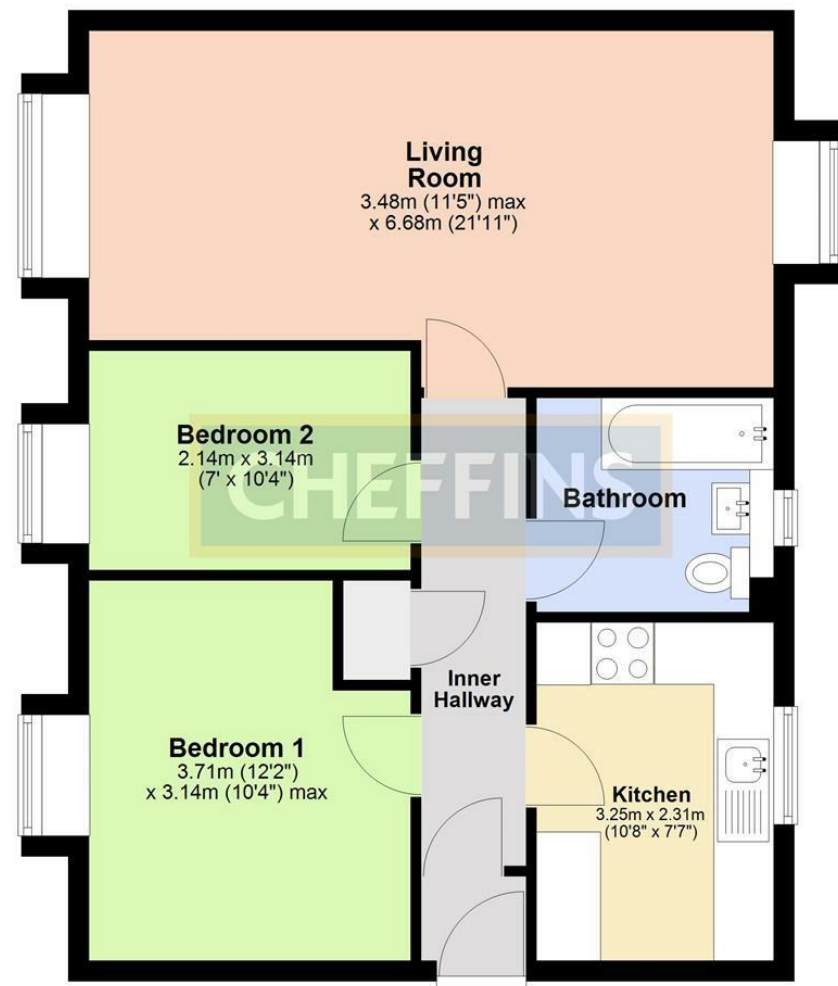
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Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.

Second Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

