

Glenalmond Avenue, Cambridge, CB2 8DT





# **Glenalmond Avenue**

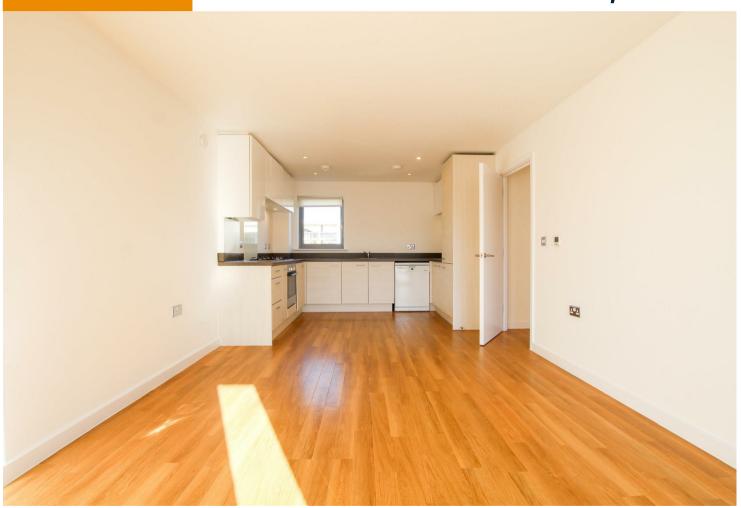
Cambridge, CB2 8DT

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Balcony
- Allocated Parking

A 2 bedroom third floor apartment within this popular and select development within easy access to the train station, Addenbrooke's and the historic city centre. The accommodation comprises entrance, open plan living room with fitted kitchen and balcony, 2 double bedrooms and 2 bathrooms (1 en suite). Allocated parking space. We regret no pets or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.



# £1,650 PCM



# **CHEFFINS**





# 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).

# CHEFFINS

### **ENTRANCE HALL**

airing cupboard housing hot water cylinder and doors to the open plan living room/kitchen, bedrooms and bathroom off.

# OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink, integrated appliances including oven, gas hob with extractor above, fridge freezer and washer dryer, freestanding dishwasher, window to rear apsecgt and open to living area with window to front aspect and door to:

### **BALCONY**

decking and glass and rail balustrades.

### **BEDROOM 1**

built in wardobe with sliding doors, window to front apsect and door to:

### **EN-SUITE SHOWER ROOM**

shower enclosure, wc and wash basin with mirror above and heated towel rail.

### BEDROOM 2

window to front aspect.

### **BATHROOM**

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

### **PARKING**

allocated parking space and bicycle parking within a secure gated undercorft residents car park.

# **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 - £380 Deposit - £1903



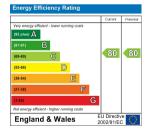








# University Botanic Garden Brooklands Ave Cambridge Hospital Cherry Hinton Ro Cambridge University Press & Assessment Homerton College, University of Cambridge University of Cambridge



# Third Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 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





