



Queens Court, St. Margarets Square, Cambridge, CB1 8AQ

CHEFFINS

St. Margaret's Square

Cambridge,
CB1 8AQ

A well proportioned 2 bedroom first floor apartment with easy access to Addenbrookes, train station and city centre. Accommodation comprises entrance hall, open plan living room with kitchen, 2 bedrooms and bathroom. Further benefits include allocated parking space and outside lockable storage. We regret no pets or sharers. Unfurnished. Available from Now. EPC rating: C. Council Tax Band: B.

LOCATION

Located within the Coleridge ward of Cambridge the property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.4 miles), Addenbrooke's (1.3 miles) and Cambridge city centre (1.4 mile). Distances approximate.

 2  1  1

£1,395 PCM





ENTRANCE HALL

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

OPEN PLAN LIVING ROOM/KITCHEN

LIVING AREA

with bay window to front aspect and open to:

KITCHEN AREA

fitted kitchen with base and wall units, work tops, sink, oven, gas hob with extractor hood above, fridge freezer, slimline dishwasher and washing machine.

BEDROOM 1

with fitted wardrobe and window to front aspect.

BEDROOM 2

with window to front aspect.

BATHROOM

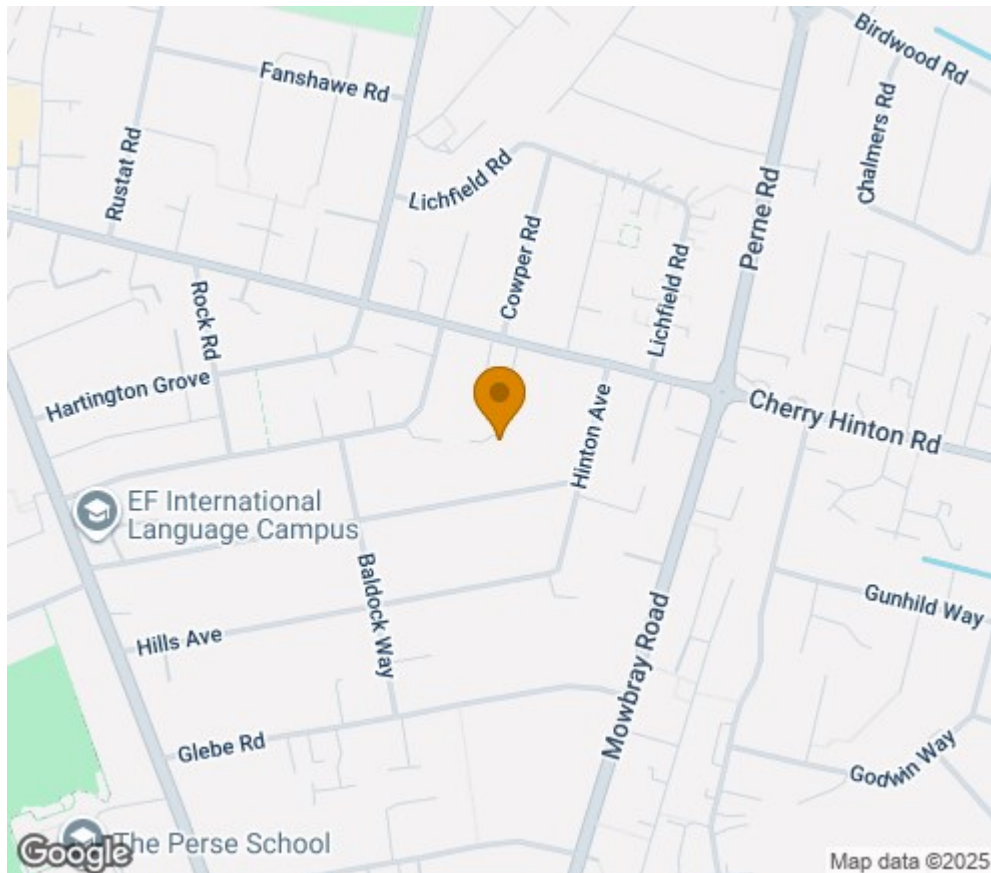
with bath, separate shower enclosure, toilet, wash basin and window to side aspect.

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 - £321
Deposit - £1609





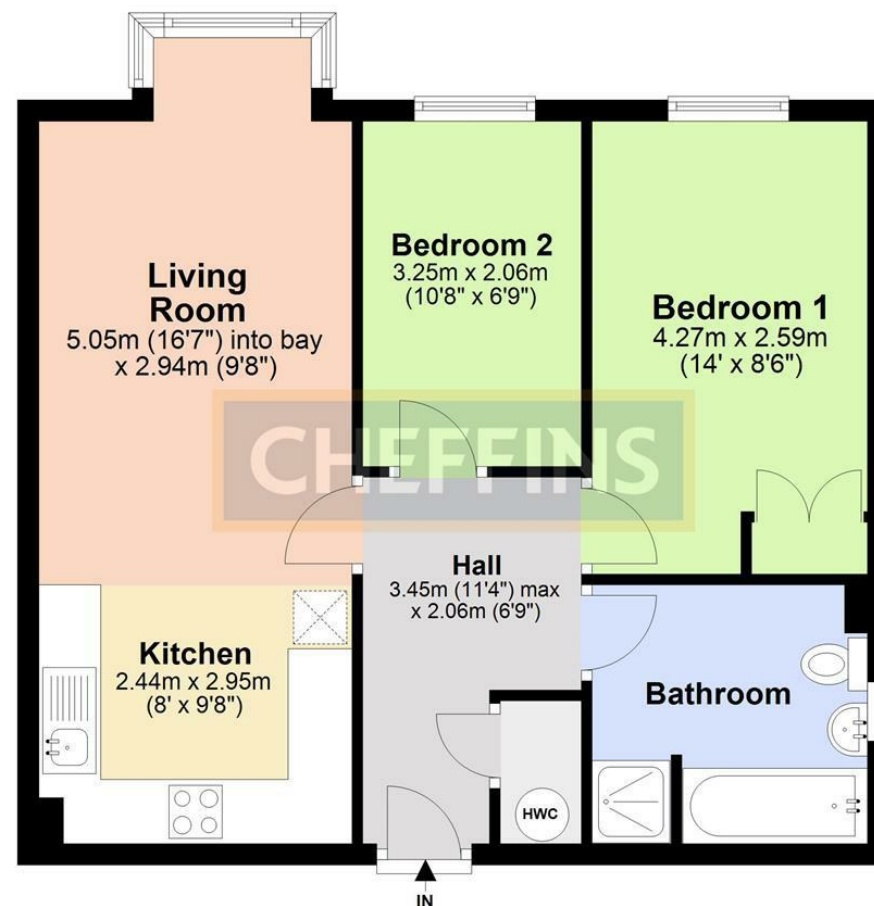
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)

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

