



Fitzgerald Place, Cambridge, CB4 1WA

CHEFFINS

Fitzgerald Place

Cambridge,
CB4 1WA

A modern 2 bedroom duplex apartment forming part of this popular development in Chesterton. The accommodation comprises open plan living room with fitted kitchen, inner hallway, cloakroom, 2 double bedrooms and 2 bathrooms (1 en suite). Secure gated allocated parking space and communal gardens. We regret no pets. Unfurnished. Available now. EPC: B and Council Tax Band: D

LOCATION

Fitzgerald place forms part of a popular development in Chesterton close to the River Cam with a pedestrian bridge over to Stourbridge Common and a riverside path to Cambridge city centre approximately 1.5 miles away. There is a good range of local amenities on nearby Chesterton High Street and the development is conveniently positioned for access to the Science Park, A14/M11 and Cambridge and Cambridge North railway stations.

2 2 1

£1,700 PCM





DOUBLE GLAZED FRONT DOOR
to:

**OPEN PLAN LIVING
ROOM/KITCHEN**

LIVING AREA

2 double glazed windows to front aspect with curtains, door to inner hallway and open to:

KITCHEN AREA

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

INNER HALLWAY

stairs rising to first floor, door to rear hall and door to:

CLOAKROOM

WC and wash basin.

REAR HALL

under stairs storage, built in store cupboard housing gas boiler and hot water cylinder and door to gated undercroft car park with allocated parking space.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

window to front aspect and door to:

EN SUITE SHOWER ROOM

walk in shower with glass screen, WC and wash basin with mirror above and heated towel rail.

BEDROOM 2

2 windows to front aspect.

BATHROOM

bath, WC, wash basin with mirror above and heated towel rail.

LETTING AGENT NOTES

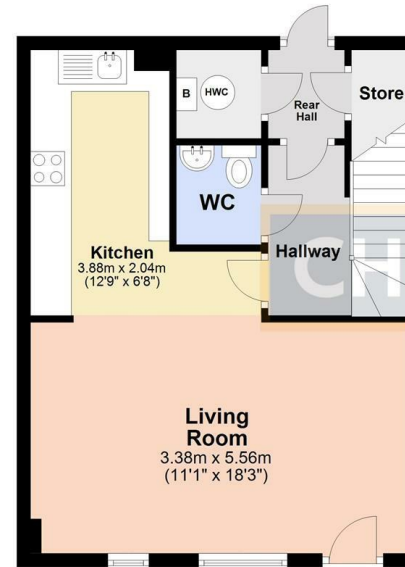
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £392415
Deposit - £1961

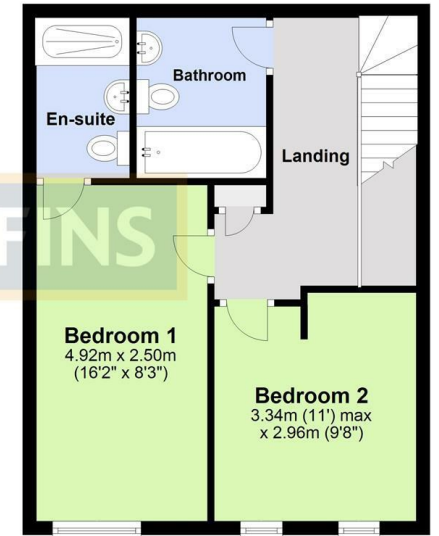


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Ground Floor
Approx. 40.2 sq. metres (432.8 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

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

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

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.

