



St. Matthews Gardens, Cambridge, CB1 2PJ

CHEFFINS

St. Matthews Gardens

Cambridge,
CB1 2PJ

A 1 bedroom third floor apartment forming part of this popular development close to the Beehive Centre. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and bathroom. The property further benefits with secure underground parking space. We regret no pets. Unfurnished. Available from 04/12/2025. EPC: C and Council Tax Band C.

LOCATION

St Matthews Gardens is located off York Street within the Abbey ward of Cambridge. The property is convenient for access to Cambridge railway station and CB1 Business District (1.0 mile) and the historic city centre (0.8 miles). The property is also well placed for wide range of local amenities at the Grafton Centre (0.3 miles), popular Mill Road (0.6 miles) and Cambridge Retail Park and Beehive Centre (0.3 miles). Distances approximate.



£1,300 PCM





ENTRANCE HALL

built in storage cupboard housing boiler. All rooms are accessed off the entrance hall.

KITCHEN

fitted with base and wall units, work tops, sink, oven, electric hob with extractor above, fridge freezer and washing machine. Double doors to:

LIVING ROOM

with generous bay window to front aspect and 1 further window to front aspect.

BEDROOM

fitted double wardrobe with sliding doors and window to front aspect.

BATHROOM

shower over bath, WC and wash basin with mirror above.

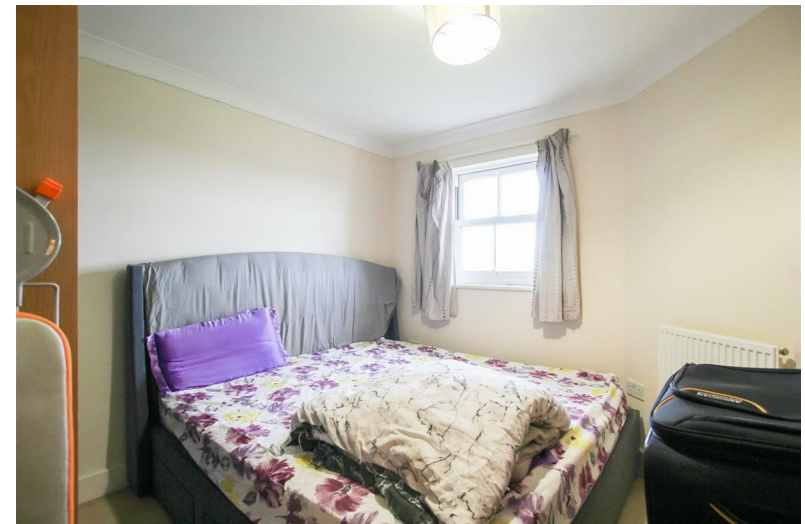
LETTING AGENT NOTES

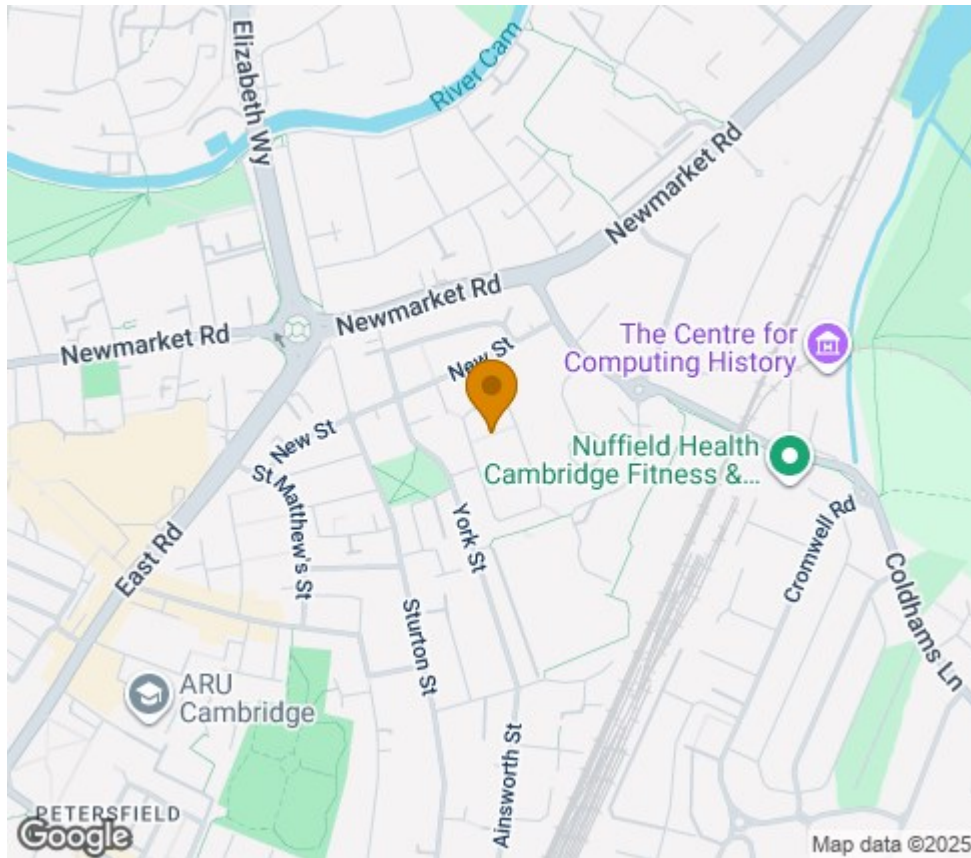
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £300

Deposit - £1500

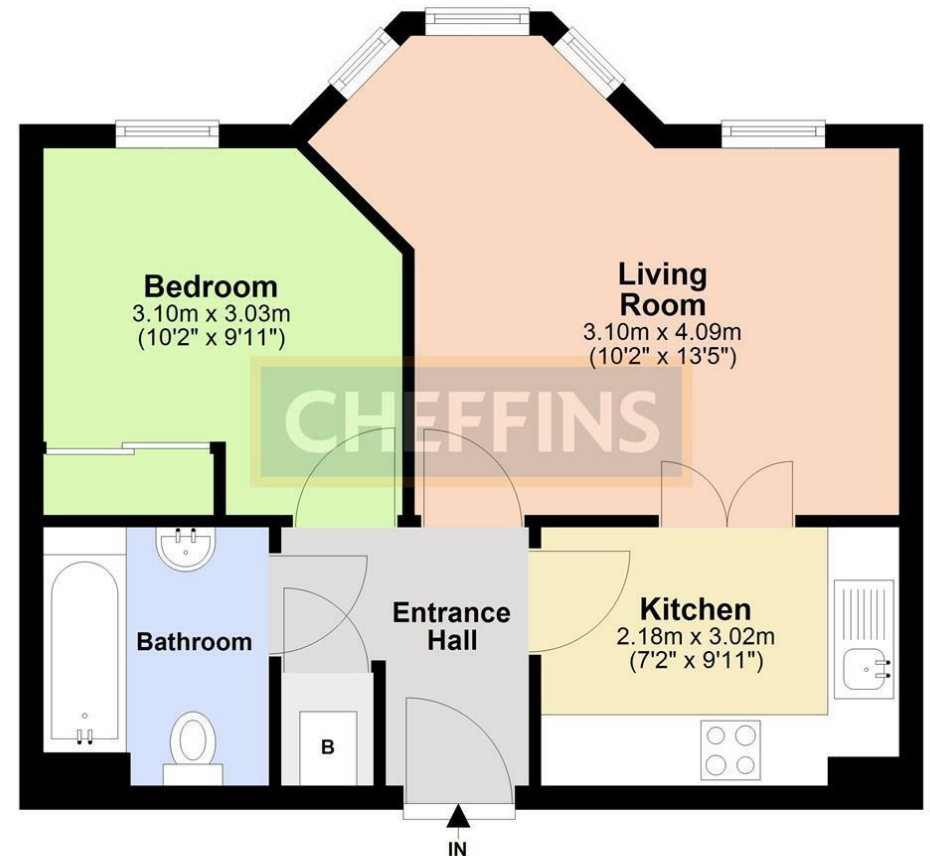




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Third Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 40.8 sq. metres (439.1 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

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.

