



Lucerne Close, Cambridge, CB1 9SB

CHEFFINS

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Cambridge,
CB1 9SB

A well-presented first floor studio apartment situated in Cherry Hinton. The accommodation comprises studio room, kitchen, dressing area and bathroom. Off Street Parking and communal grounds. We regret no pets. Unfurnished. Available from 11/12/2025. EPC: B and Council Tax Band: A.

LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton approximately 3.0 miles south-east of Cambridge's historic city centre. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 2.0 miles distant and Cambridge train station approximately 2.7 miles distant.

0 1 1

£1,100 PCM





ENTRANCE DOOR

to:

STUDIO ROOM

bay window to front aspect, sliding door to dressing area and doorway to:

KITCHEN

base and wall units, work tops with breakfast bar, sink with window to rear aspect above, oven, ceramic hob with extractor above, fridge freezer, washing machine and airing cupboard.

DRESSING AREA

built in wardrobe, chest of drawers and sliding door to:

BATHROOM

shower over bath, w.c., wash basin, mirrored cabinet and window to rear 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 - £253

Deposit - £1269





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
02 plus A		
(01-01) B		
(09-00) C	82	83
(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	

Agents note:

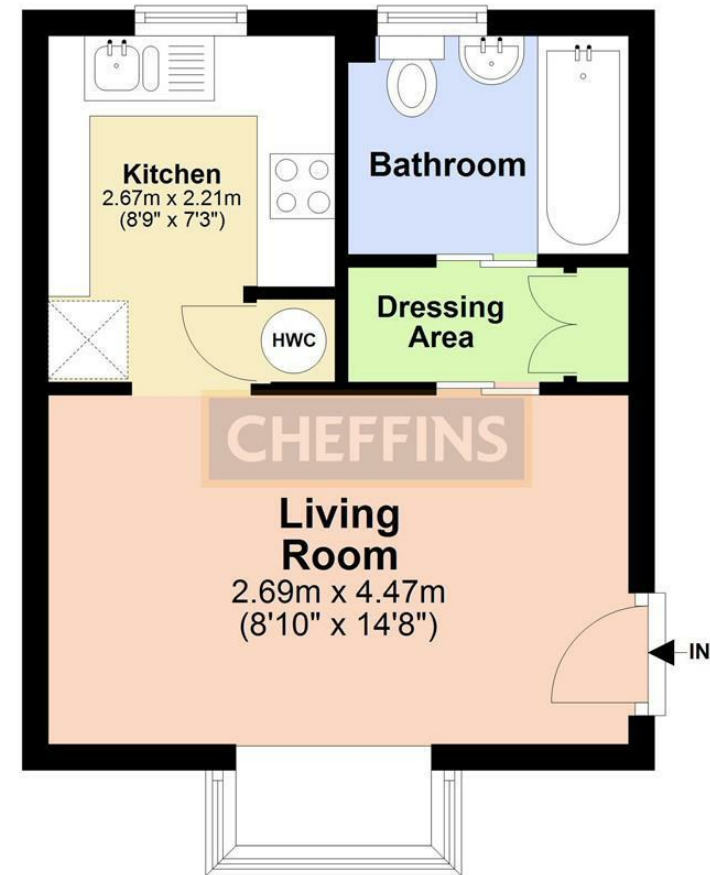
For more information on this property please refer to the Material Information Brochure on our website.

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.

First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 25.6 sq. metres (275.4 sq. feet)

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

