Abbey Court, Waterbeach, CB25 9PT

CHEFFINS

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CB25 9PT

2 1 2

£1,200 PCM

ZERO DEPOSIT SCHEME AVAILABLE A 2 bedroom second floor flat located in this popular and well served village with mainline train station and easy access to Cambridge and A14/A10. The accommodations comprises entrance hall, sitting room, kitchen, 2 double bedrooms, and bathroom. Further benefits include allocated parking spaces. Unfurnished. Available Now. EPC Rating C. Council Tax Band A.

LOCATION

A sought-after village positioned approximately 6 miles north of Cambridge. The village offers an excellent range of amenities including a convenience store with post office, primary school, church, and public houses. Additionally, Waterbeach benefits from its own mainline station, providing commuter services to both Cambridge and London. Further amenities can be found in Cambridge and in the market town of Ely is approximately 11 miles distant.

ENTRANCE HALL
3 built in cupboards, large airing cupboard. The kitchen, living room, bedrooms and bathroom are all accessed off entrance hall.

KITCHEN/DINING ROOM
Kitchen area fitted with base and wall units, worktops, sink, washing machine, oven with electric hob and extractor above. Space for a fridge freezer and window to front aspect. Dining area with pantry cupboard with fitted shelves and window to front aspect.

LIVING ROOM
Living room with window to rear aspect

BEDROOM ONE
built in double wardrobe with sliding doors and window to rear aspect.

BEDROOM TWO
built in double wardrobe with sliding doors and window to rear aspect.

BATHROOM
shower over bath and glass screen, WC, wash basin, heated towel rail and two windows to front aspect.

OUTSIDE
Communal grounds with bin store, bike store and residents parking with allocated parking space.

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

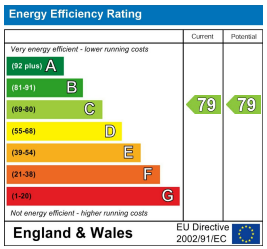
Term - Minimum 12 month tenancy
Holding Deposit - £276
Deposit - £1384

*Please contact the agent for more information regarding Touchstone's deposit alternative provider Reposit.

LLOYDS LIVING Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 2,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

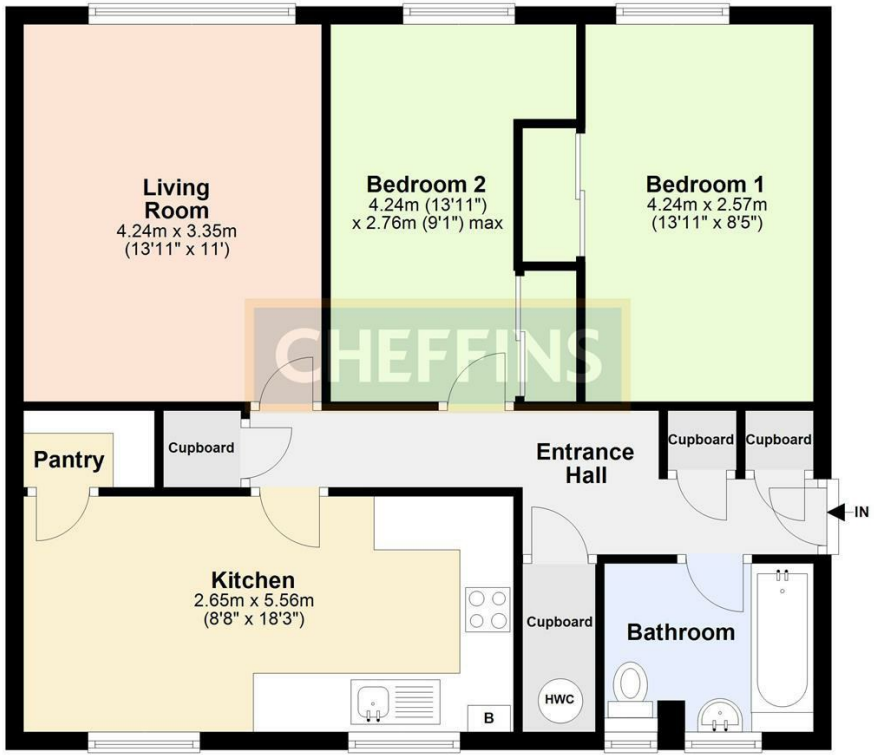
Reposit

Rent without a deposit



First Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

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

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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.