



Cherry Hinton Road, Cambridge, CB1 7AA

**CHEFFINS**



## Cherry Hinton Road

Cambridge,  
CB1 7AA

A 1 bedroom first floor apartment accessed off Rathmore Road in a convenient south city location. The accommodation comprises open plan kitchen/living room, inner hallway, double bedroom and shower room. Unfurnished. We regret no pets. No parking - garage available at an additional monthly charge. Available from 18/01/2026. EPC: C and Council Tax Band: B.

### LOCATION

Located within the Coleridge ward of Cambridge and accessed off Rathmore Road the property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (0.7 miles), Addenbrooke's (1.2 miles) and Cambridge city centre (1.0 mile). Distances approximate.



**£1,050 PCM**





## ENTRANCE

accessed via an external metal staircase leading to entrance door to:

## HALLWAY

with built in storage cupboard and study area with skylight. All rooms are accessed off the hallway.

## OPEN PLAN KITCHEN/LIVING ROOM

fitted kitchen with base and wall units, work tops, sink, oven and electric hobs, washing machine, fridge and double glazed windows to front aspect.

## SHOWER ROOM

shower cubicle, wash basin, wc and double glazed window to side aspect.

## BEDROOM

fitted double wardrobe with sliding mirrored doors, double glazed window to rear aspect and skylight.

## LETTING AGENT NOTES

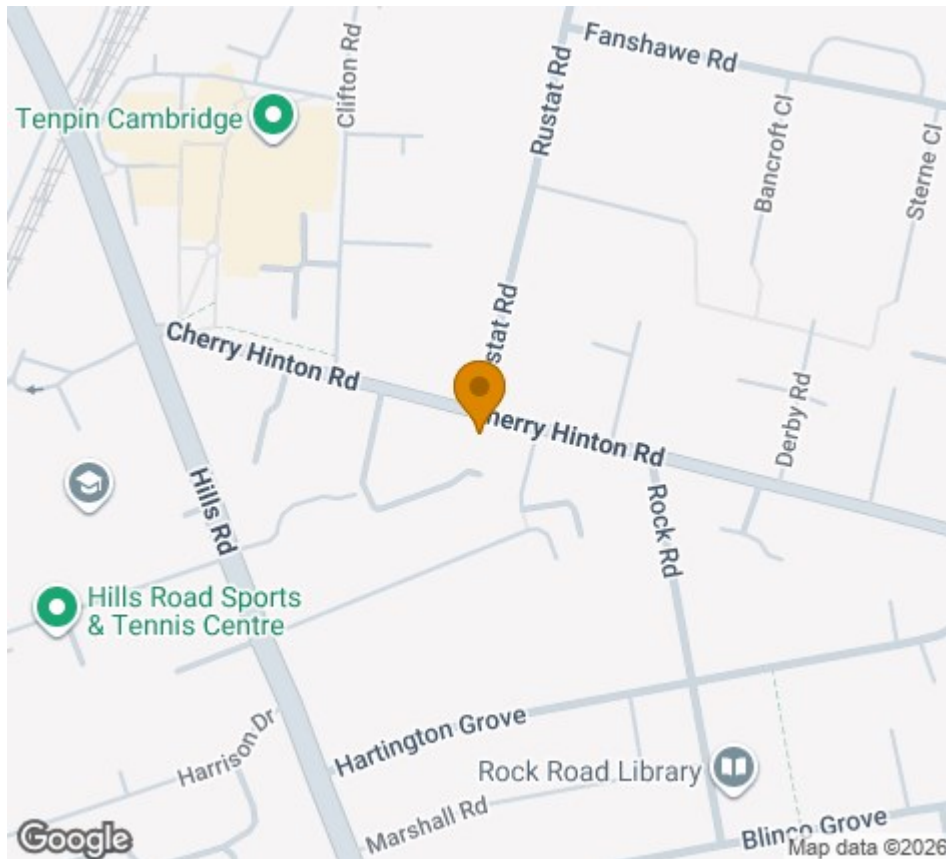
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £242

Deposit - £1211

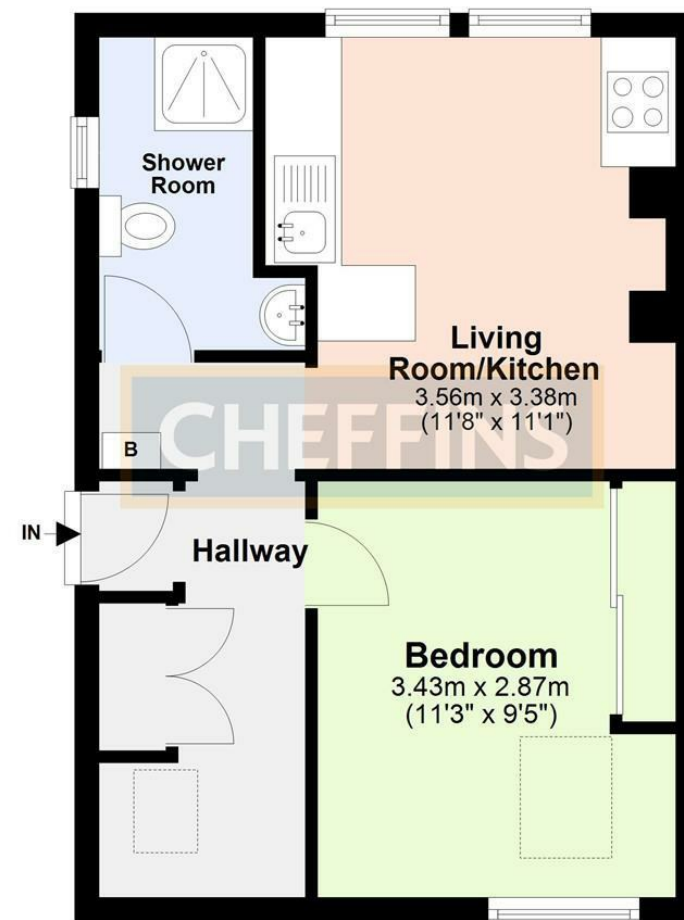




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
EU Directive 2002/91/EC		

## First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 32.8 sq. metres (353.1 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.

