



Queensway, Cambridge, CB2 8AY

**CHEFFINS**

## Queensway

Cambridge,  
CB2 8AY

A well presented 2/3 bedroom ground floor apartment located in a highly sought after south city position with easy access to the city centre and train station. The accommodation comprises kitchen, living room, 2 double bedrooms, study/bedroom 3, bathroom and separate toilet. The property further benefits from outdoor store, private patio and communal gardens. We regret no pets. Unfurnished. Available now. EPC: C and Council Tax Band: C.

 3  1  1

**£1,600 PCM**



### LOCATION

Located in the Trumpington ward of Cambridge the property is positioned close to the Botanical Gardens and offers convenient access to the historic city centre (0.8 miles), Cambridge train station and CB1 Business District (0.8 miles) and Addenbrookes (1.9 miles). Distances approximate.

**KITCHEN/BREAKFAST ROOM**

fitted kitchen with base and wall units, work tops, sink, oven, electric hob with extractor above, fridge freezer, slim dishwasher, washing machine, window to front aspect and door to:

**HALLWAY**

all rooms are accessed off the hallway.

**LIVING ROOM**

with window to rear aspect and door to rear aspect with access to private patio and communal garden.

**BEDROOM 1**

with 2 windows to rear aspect.

**BEDROOM 2**

with window to rear aspect.

**STUDY/BEDROOM 3**

with window to front aspect.

**BATHROOM**

with shower over bath and wash basin with vanity unit below.

**WC**

with toilet.

**OUTDOOR STORE**

secure lockable outdoor store.

**LETTING AGENT NOTES**

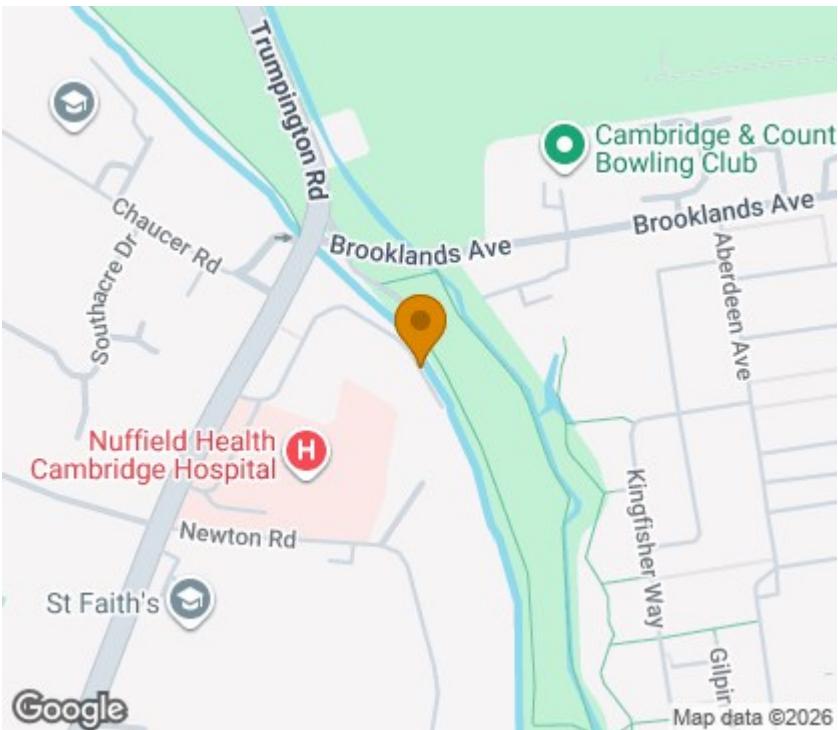
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £369

Deposit - £1846

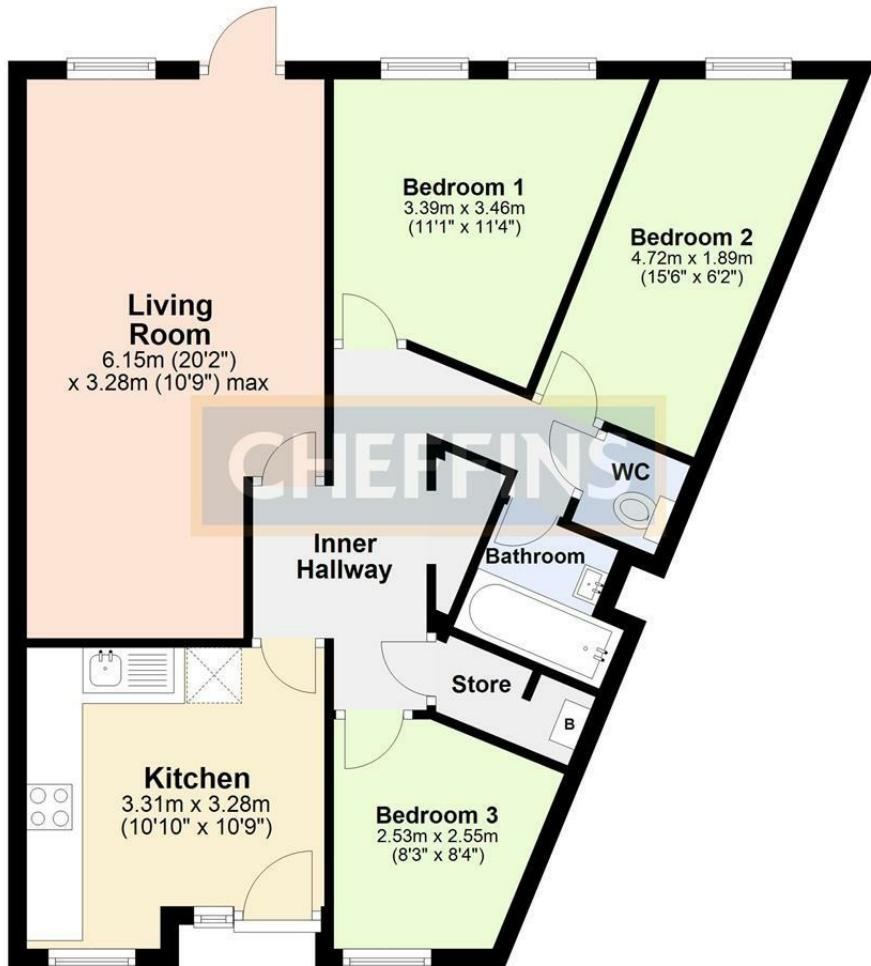




| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 76                      | 77        |
| (69-80)                                     | C |                         |           |
| (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 |           |

## Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



Total area: approx. 66.5 sq. metres (715.4 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](http://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.

