



Tamarin Gardens, Cambridge, CB1 9GH

CHEFFINS

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A well presented 1 bedroom ground floor apartment located in Cherry Hinton. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom and bathroom. Further benefits include allocated parking and communal gardens. Unfurnished. Available now. EPC: D and Council Tax Band: B.

LOCATION

The property is located within a quiet cul-de-sac in a sought-after residential area of Cherry Hinton, approximately 3 miles south-east of Cambridge's historic city centre. Cherry Hinton offers an excellent range of local amenities, including supermarkets, shops, and everyday services, and provides convenient access to the A14 and A11 road networks. Addenbrooke's Hospital is situated approximately 2 miles away, while Cambridge Railway Station lies around 2.7 miles from the property.



£1,150 PCM



**ENTRANCE HALL**

Built in storage cupboard, entry phone and doors to the open plan living room/kitchen, bedroom and bathroom off.

OPEN PLAN LIVING ROOM/KITCHEN

Kitchen area fitted with base and wall units, work tops with breakfast bar, sink, oven with electric hob and extractor above, under counter fridge with ice box, washing machine and double glazed window to side aspect. Open to the living area with airing cupboard housing hot water cylinder and further double glazed window to side aspect.

BEDROOM

Double glazed window to side aspect.

BATHROOM

Shower over bath, WC, wash basin with mirror above and mirrored cabinet.

OUTSIDE

allocated parking space and communal gardens.

LETTING AGENT NOTES

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

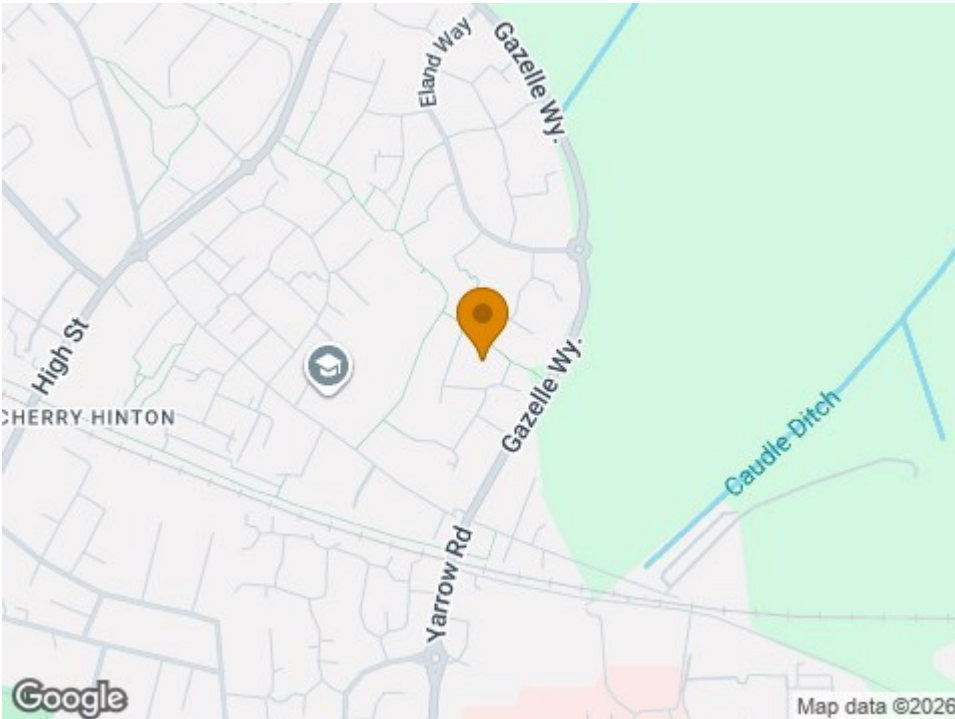
Holding Deposit - £265

Deposit - £1326





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		66	77
		EU Directive 2002/91/EC	



Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 33.3 sq. metres (358.3 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.

