



Warren Close, Cambridge, CB2 1LB

CHEFFINS

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Cambridge,
CB2 1LB

A 1 bedroom ground floor apartment forming part of this popular development a short distance to the railway station. The accommodation comprises entrance hall, open plan living room with kitchen off, 1 double bedroom, bathroom and terrace. The property further benefits with secure allocated parking space and secure bicycle storage. Unfurnished. Available from 15/06/2026. EPC: C and Council Tax Band: C.

LOCATION

The property is situated in the Petersfield ward of Cambridge, just off Station Road on the southern side of the city. It is ideally located for easy access to Cambridge train station and the CB1 Business District 0.2 miles distant. The city centre is around 0.6 miles from the property, while Addenbrooke's Hospital is 1.6 miles away. A wide range of local amenities are available nearby, with additional shops, cafés, and leisure facilities found along the popular Mill Road and at Cambridge Leisure Park. The area also benefits from excellent transport links. (All distances are approximate.)



£1,450 PCM





ENTRANCE HALL

Built in store cupboard and doors to living room, bedroom and bathroom off.

LIVING ROOM

2 glazed doors to rear aspect opening to terrace and open to:

KITCHEN

Fitted with base and wall units, work tops, sink and integrated appliances including oven, eclectic hob with extractor above, fridge freezer, dishwasher and washer dryer.

BEDROOM

built in double wardrobe with sliding mirrored doors and glazed door to rear aspect opening to terrace.

BATHROOM

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

TERRACE

Paved, rail balustrade and sliding sunshade panels.

LETTING AGENT NOTES

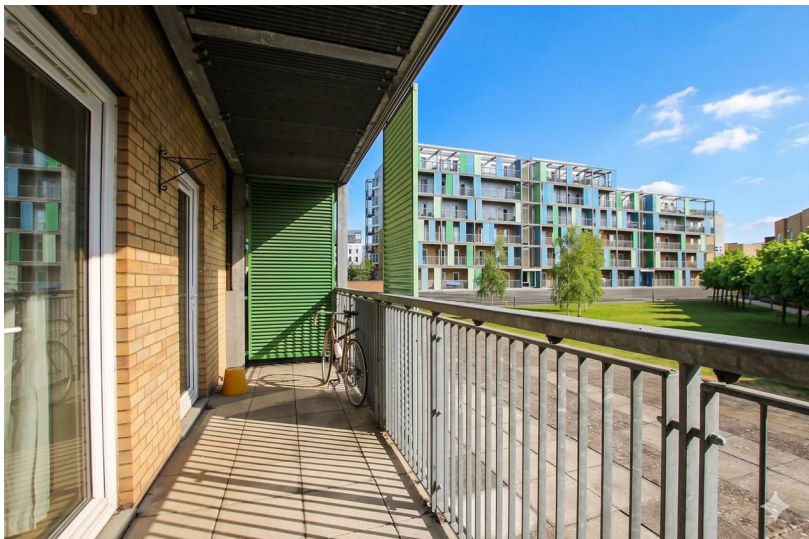
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £334

Deposit - £1673

Note: the images has been digitally edited for illustration purposes.

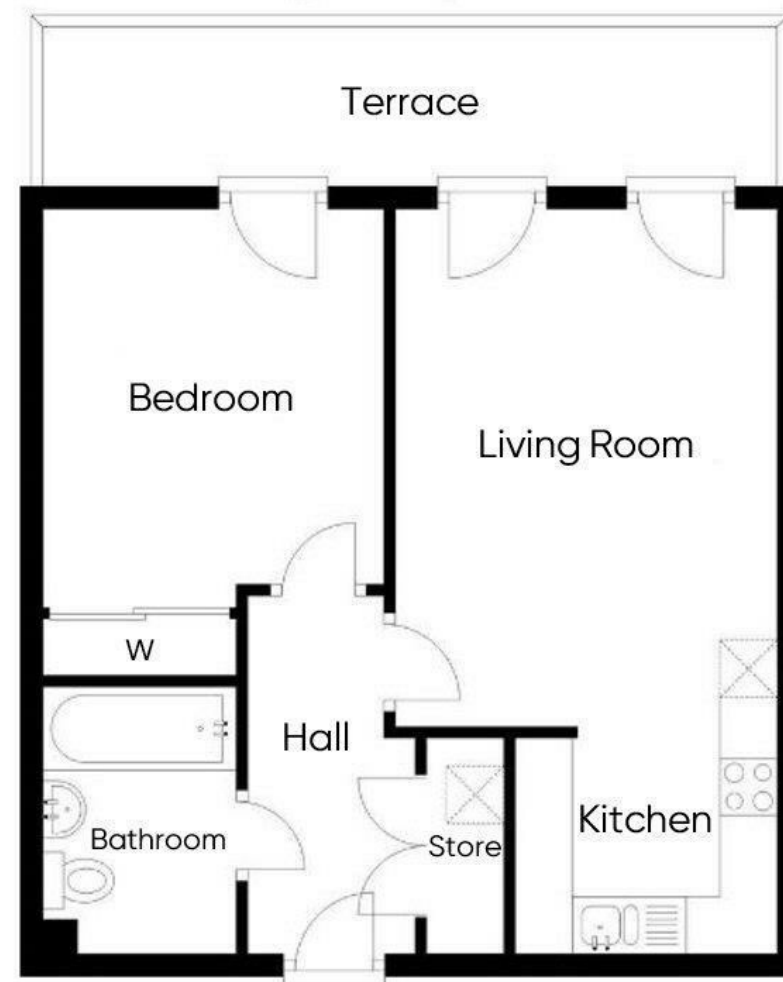




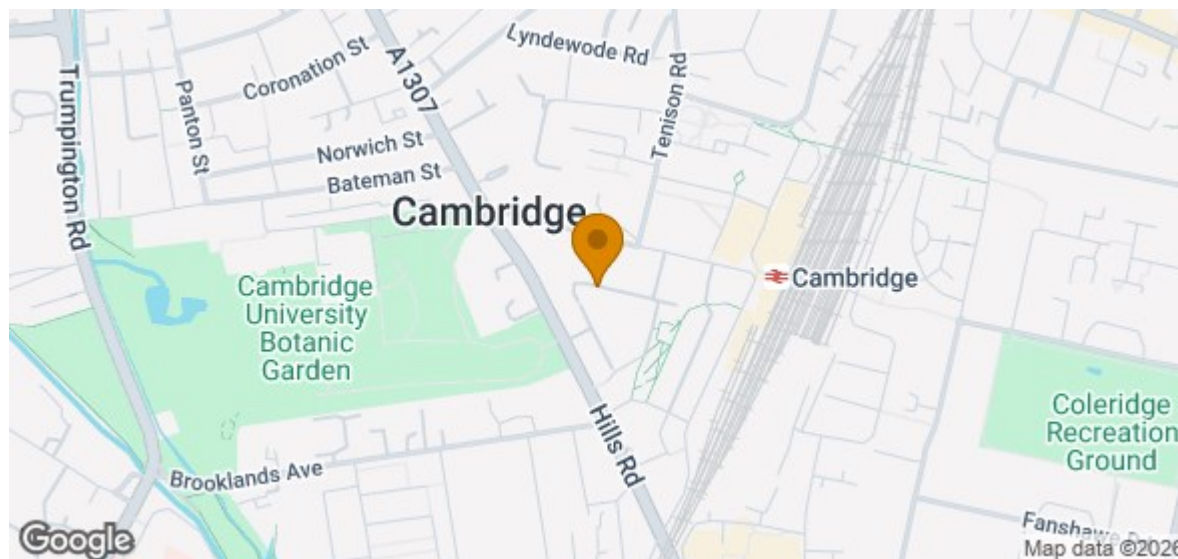
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 42.2 sq. metres



Total area: approx. 42.2 sq. metres



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.

