



Severn Place, Cambridge, CB1 1AL

CHEFFINS

Severn Place

Cambridge,
CB1 1AL

**** Please call 01223 271916 with any enquiries ****

A modern 1 bedroom ground floor apartment forming part of a small and select scheme in this highly convenient city location. The accommodation comprises open plan living room with fitted kitchen, 1 double bedroom and shower room. No parking. Unfurnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

Severn Place is situated just off East Road in the Market ward of Cambridge. The property enjoys a convenient location close to a wide range of amenities, including those at the Grafton Centre and along the vibrant Mill Road. Cambridge Railway Station is approximately 1.1 miles away, providing excellent transport links, while the historic city centre is also within easy reach.



£1,300 PCM



**OPEN PLAN KITCHEN/LIVING ROOM**

kitchen area with fitted base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, slimline dishwasher and washing machine. Living area with window to front aspect and access to:

INNER HALLWAY

storage cupboard housing hot water cylinder and doors to shower room and bedroom off.

SHOWER ROOM

shower enclosure, wc, wash basin with mirrored cabinet above and heated towel rail.

BEDROOM

window to rear aspect and patio door to:

COURTYARD

private enclosed courtyard garden with paving and railings.

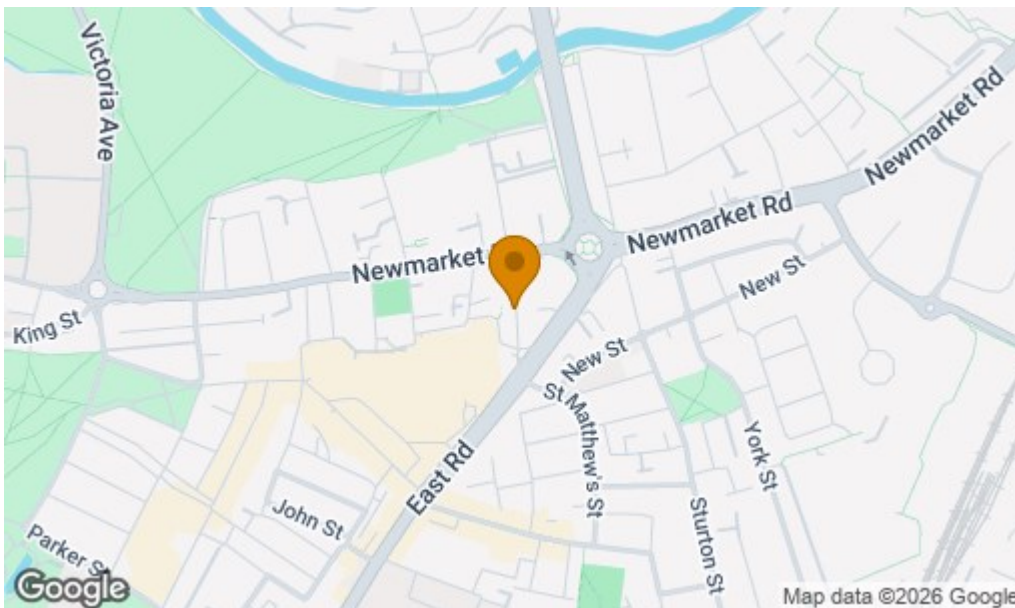
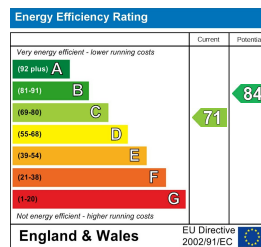
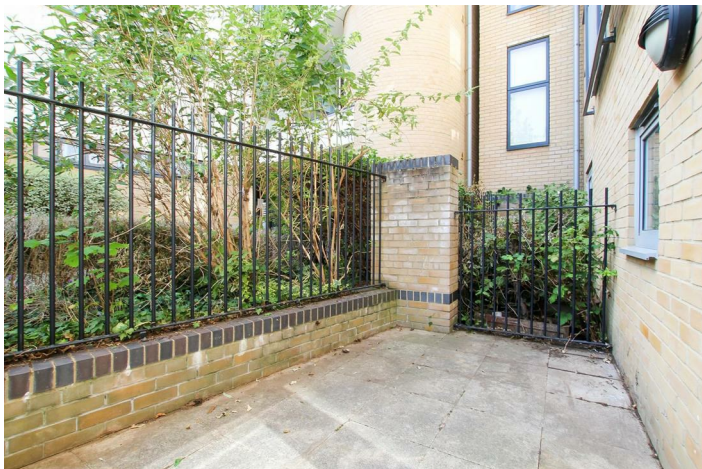
LETTING AGENT NOTES

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

Holding Deposit - £294

Deposit - £1471





Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 37.4 sq. metres (402.2 sq. feet)

Agents note:

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

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



CHEFFINS