

ENTRANCE HALL

OPEN PLAN LIVING AREA 4.10m (13'4")
x 4.36m (14'3")

SHOWER ROOM 1.77m (5'8") x 0.99m
(3'3")

OUTSIDE

Outside are extensive communal
grounds and private parking.

Agent Notes: The property is due to be
redecorated throughout. The electrical
storage heater will be replaced prior to
the tenancy commencing.

VIEWINGS

By appointment with Ellis Winters.

FURTHER INFORMATION

Deposit: £1,038

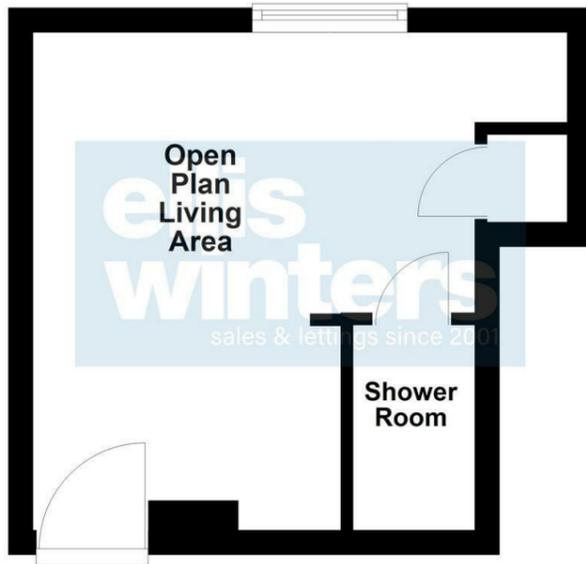
Council Tax Band: A

EPC rating: E

Minimum household income required to
pass referencing: £27,000

Ground Floor

Approx. 15.8 sq. metres (170.0 sq. feet)



Total area: approx. 15.8 sq. metres (170.0 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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CAMBRIDGE, CB4 3EZ



PROPERTY SUMMARY

Studio apartment available in the heart of Cambridge. Located within walking distance of local shops, cafés, restaurants, and excellent transport links, this studio also offers easy access to nearby university campuses, including the University of Cambridge and Anglia Ruskin University. Ideal for students seeking convenience and independent living, the apartment provides a private, well-designed living space in a highly sought-after central location. The property also benefits from communal parking and well-maintained outside gardens, offering both practicality and pleasant outdoor space for residents. Available immediately. Deposit £1038

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