


Madingley Road, Cambridge, CB3 0EL

CHEFFINS

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# Madingley Road

Cambridge,
CB3 0EL

2 1 1

**£1,750 PCM**



A well presented 2 bedroom ground floor apartment within this select development with easy access to the historic city centre and M11. The accommodation comprises entrance hallway, open plan living room/kitchen, 2 double bedrooms, bathroom and cloakroom. Further benefits include private patio, communal gardens, allocated parking and bicycle storage. We regret no sharers. Furnished. Available now. EPC: C and Council Tax Band: E.

## LOCATION

Situated in a prestigious west Cambridge location on Madingley Road within the Newnham district, Churchill Court offers exceptional convenience and proximity to the University's West Cambridge Site and the historic city centre, offering a wealth of local amenities including shops, public houses, and restaurants. The property is exceptionally well-placed for transport, boasting seamless links to the M11 motorway, the A14, and easy arterial routes connecting to Addenbrooke's Hospital and Cambridge train station, which provides direct services to London.







**ENTRANCE HALLWAY**
built in cupboard housing hot water cylinder. All rooms are accessed off the entrance hallway

**OPEN PLAN LIVING ROOM/KITCHEN**

**KITCHEN AREA**
fitted with base and wall units, works top, sink, integrated appliances including oven, microwave, ceramic hob with extractor above, fridge freezer, dishwasher and washing machine, window to side aspect with café style shutters and open to:

**LIVING AREA**
full height windows with sliding patio door to rear aspect with access to private patio. Furnished with a sofa and dining table with chairs.

**BEDROOM 1**
bank of fitted wardrobes with clothes rails and shelving within and full height window to rear aspect with café style shutters. Furnished with a double bed (mattress can be provided).

**BEDROOM 2**
fitted wardrobe and 2 full height windows to rear aspect. Furnished with a double bed

**BATHROOM**
shower enclosure, bath, wc, wash basin with mirror above and heated towel rail.

**CLOAKROOM**
wc, wash basin and heated towel rail.

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

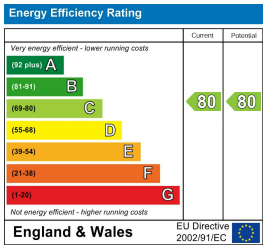
Holding Deposit - £403
Deposit - £2019










## Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)




Total area: approx. 79.4 sq. metres (854.6 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 I 01223 271916 I 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.