



St. Matthews Gardens, Cambridge, CB1 2PS

**CHEFFINS**

## St. Matthews Gardens

Cambridge,  
CB1 2PS

A 1 bedroom top floor apartment forming part of this popular development with easy access to the Beehive Centre, train station and historic city centre. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and bathroom. Unfurnished. Available Now. EPC: B and Council Tax Band C.

### LOCATION

St Matthews Gardens is situated off York Street within the Abbey ward of Cambridge, conveniently located for Cambridge Railway Station and the CB1 Business District (1.0 mile), as well as the historic city centre (0.8 miles). The property also benefits from a range of nearby amenities, including a pedestrian cut-through to the adjacent Beehive Centre and Retail Park, with the popular Mill Road area just 0.6 miles away. All distances are approximate.

1 0 1

£1,350 PCM



**ENTRANCE HALL**

entry phone, built in cupboard housing electric boiler and hot water cylinder and doors to kitchen, living room, bedroom and bathroom off.

**KITCHEN**

base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor hood above, fridge freezer and washing machine and double doors to:

**LIVING ROOM**

bay window to front aspect and further window to front aspect.

**BEDROOM**

built in double wardrobe with sliding doors and window to front aspect.

**BATHROOM**

shower over bath, wc, wash basin with mirror above and wall cabinet.

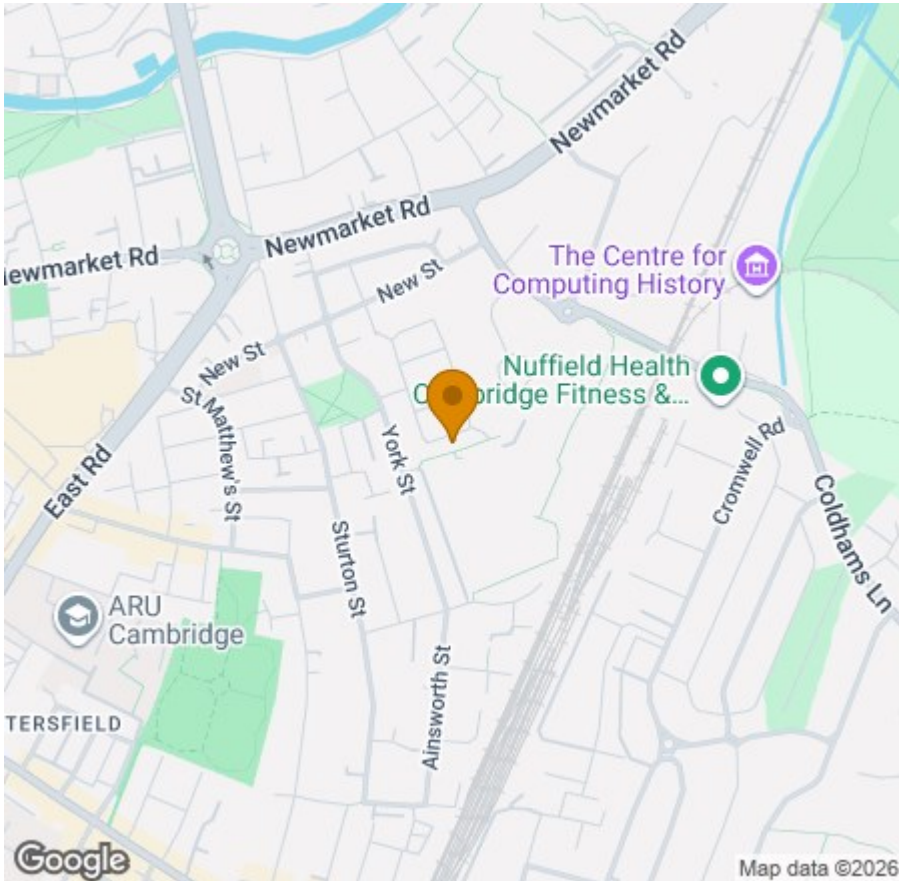
**LETTING AGENT NOTES**

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

Holding Deposit - £311

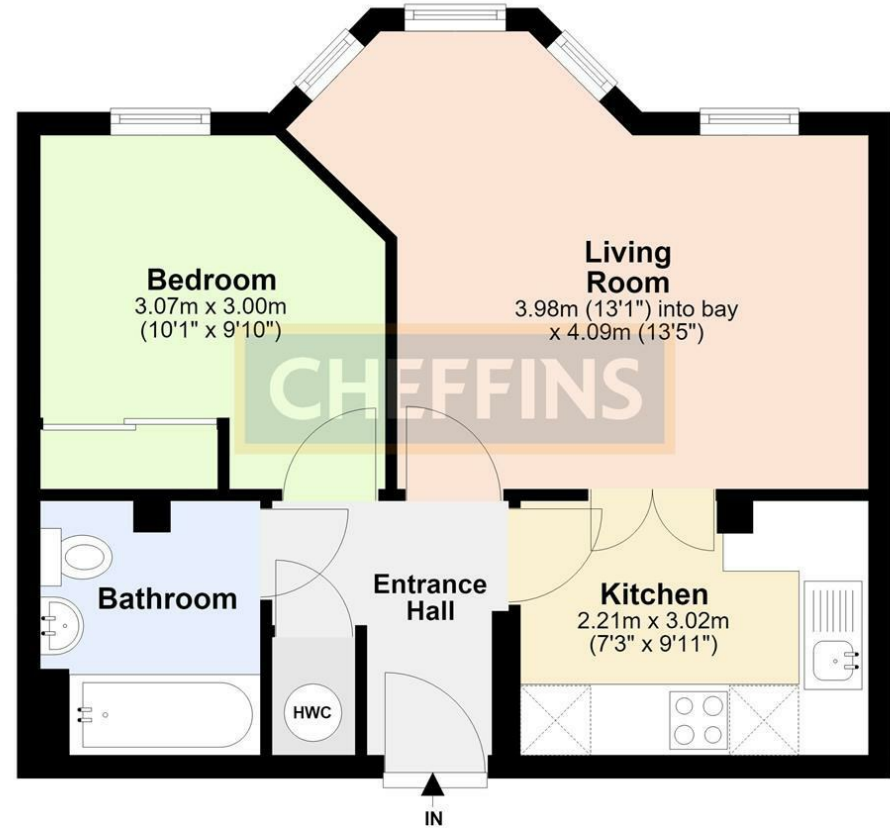
Deposit - £1557





### Third Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 40.7 sq. metres (437.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
012 (plus)	A		
011-011	B	81	83
009-009	C		
005-008	D		
003-004	E		
001-003	F		
000	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 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.