



GROUND FLOOR
Communal Entrance door to:

Communal Entrance Hall
Stairs leading to first floor

Lounge/Diner
4.54m (14'11") x 3.10m (10'2")

Bedroom 1
3.00m (9'10") x 2.83m (9'3")

Bedroom 2
3.95m (12'11") x 2.22m (7'3")

Kitchen
3.10m (10'2") x 2.18m (7'2")

Bathroom
2.18m (7'2") x 1.87m (6'2")

OUTSIDE
Off road parking space included.
Communal outdoor space for residence.

Further Information
Council Tax Band: B
EPC Rating: C
Minimum household income required to pass referencing: £42,000pa

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are

for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

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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£1,400 PER CALENDAR MONTH
REGATTA COURT
CAMBRIDGE, CB5 8NS

PROPERTY SUMMARY

An excellent opportunity to secure this well-proportioned two-bedroom apartment in a highly convenient central Cambridge location, suited to professional tenants. The property offers two spacious double bedrooms, a bright and versatile lounge/dining area, a separate kitchen, and a bathroom, providing comfortable and practical living throughout. Located within a popular development, residents benefit from access to communal laundry facilities and parking, making day-to-day living both easy and efficient. The apartment is ideally positioned for access to Cambridge city centre, with excellent public transport links and a wide range of amenities nearby, including supermarkets and a retail park. With strong rental demand in the area, attractive communal grounds, and proximity to green spaces, this property presents a perfect home for professional tenants seeking convenience and connectivity. Available immediately. Deposit £1600

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