

28 Sweetpea Way, Cambridge, CB4 2ZA

£1,600 Per month

- Cambridge Science Park
- Cambridge North Train Station
- Easy access to A14, A10 and M11

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Located within the ever-popular Orchard Park development, this modern and well-presented two-bedroom second-floor apartment is ideally suited to young professionals, a professional couple, or a small family.

Offered unfurnished, the property benefits from a spacious open-plan living area, a modern fitted kitchen, and two well-proportioned bedrooms. Large windows provide plenty of natural light throughout, creating a bright and welcoming living environment.

Additional benefits include a Juliet balcony, communal bike store, and bin store.

Orchard Park offers excellent access to Cambridge City Centre, the Science Park, Cambridge North Station, the A14, and a range of local amenities.



Council Tax Band: C



Hallway

Laid to carpet.

Built in Cupboards, perfect for shoes, coats and extra storage space

Large window

Intercom

Bedroom 1

Double room with built in double closet with hanging rail

Large window

Laid to carpet

Bedroom 2

Double room with built in double closet with hanging rail

Large window

Laid to carpet

Bathroom

Full suite with bath (shower over) wash basin, radiator and W/C

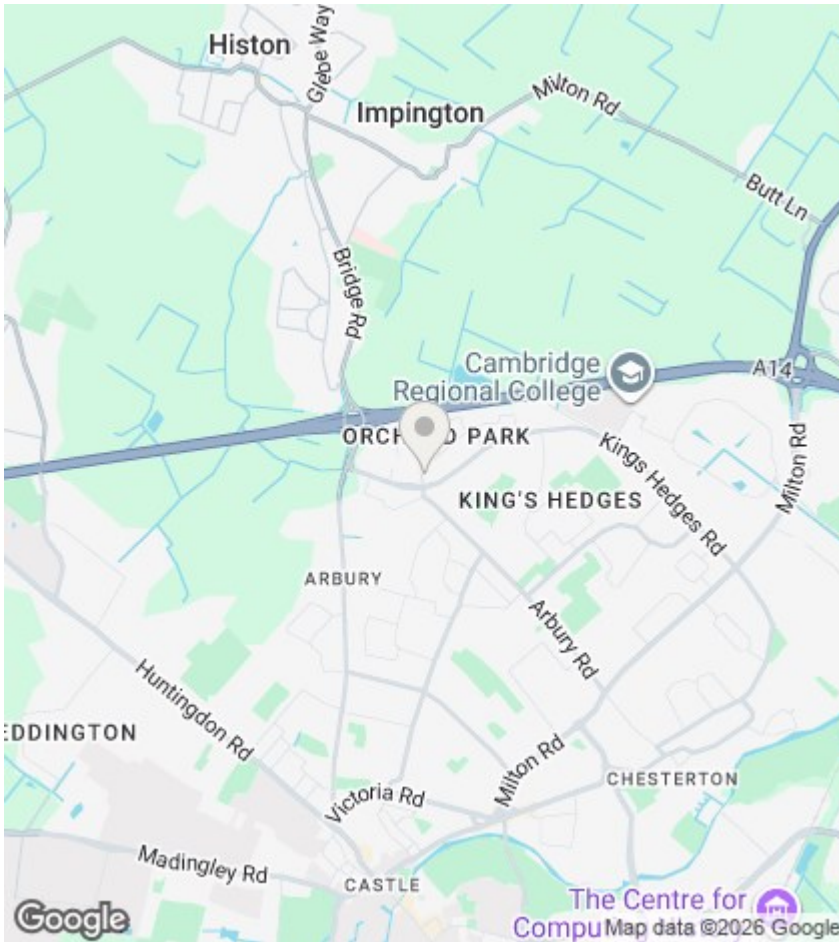
Part tiled walls

Tiled flooring

Open plan Kitchen / Lounge

Modern open-plan kitchen fitted with a washing machine, slimline dishwasher, integrated fridge freezer, electric oven, ceramic hob, and extractor hood. The kitchen benefits from attractive tiled flooring throughout.

The spacious living and dining area is laid to carpet and features patio doors opening onto a Juliet balcony, creating a bright and airy living space. Large fitted windows provide an abundance of natural light.



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	