



Consort Avenue, Trumpington, Cambridge, CB2 9AE

**CHEFFINS**

## Consort Avenue

Trumpington, Cambridge,  
CB2 9AE

- Zero Deposit Scheme Available
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Allocated Parking
- Managed by Lomond on behalf of a Corporate Landlord

**\*FIRST 2 WEEKS RENT FREE\* ZERO DEPOSIT OPTION AVAILABLE.** A modern 2 bedroom ground floor apartment forming part of the select Trumpington Meadows development situated on the southern fringe of Cambridge. The accommodation comprises entrance hall with store cupboard, open plan living room/kitchen, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Further benefits include private patio terrace and allocated parking space. Unfurnished. Available now. EPC: B and Council Tax Band: C.

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# £1,700 Per Month





## LOCATION

The apartment forms part of the highly regarded Trumpington Meadows development, just moments from the adjoining country park and local amenities. Cambridge city centre is approximately 2.5 miles to the north, and the property is ideally placed for convenient access to Addenbrooke's Hospital, the bio-medical research campus, and Cambridge railway station via the Guided Busway and cycle paths. The M11 motorway and A10 road are also easily accessible.



## ENTRANCE HALL

entry phone, built in cupboard and doors to the open plan living room/kitchen, bedrooms and bathroom off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to front aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer. Open to living area with sliding patio doors to small patio terrace to rear aspect.

## BEDROOM 1

built in wardrobe with sliding mirrored doors, window to front aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirror above, heated towel rail and window to front aspect.

## BEDROOM 2

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

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above and window to rear aspect.

## LETTING AGENT NOTES

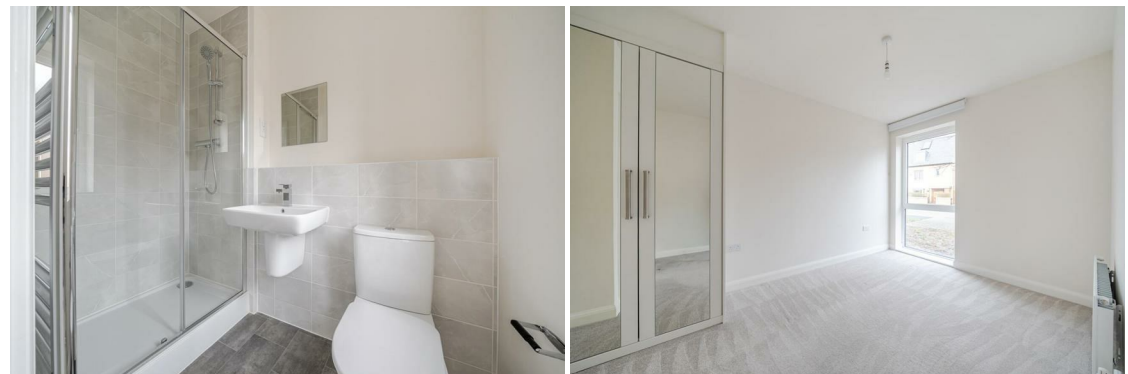
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £392

Deposit - £1961

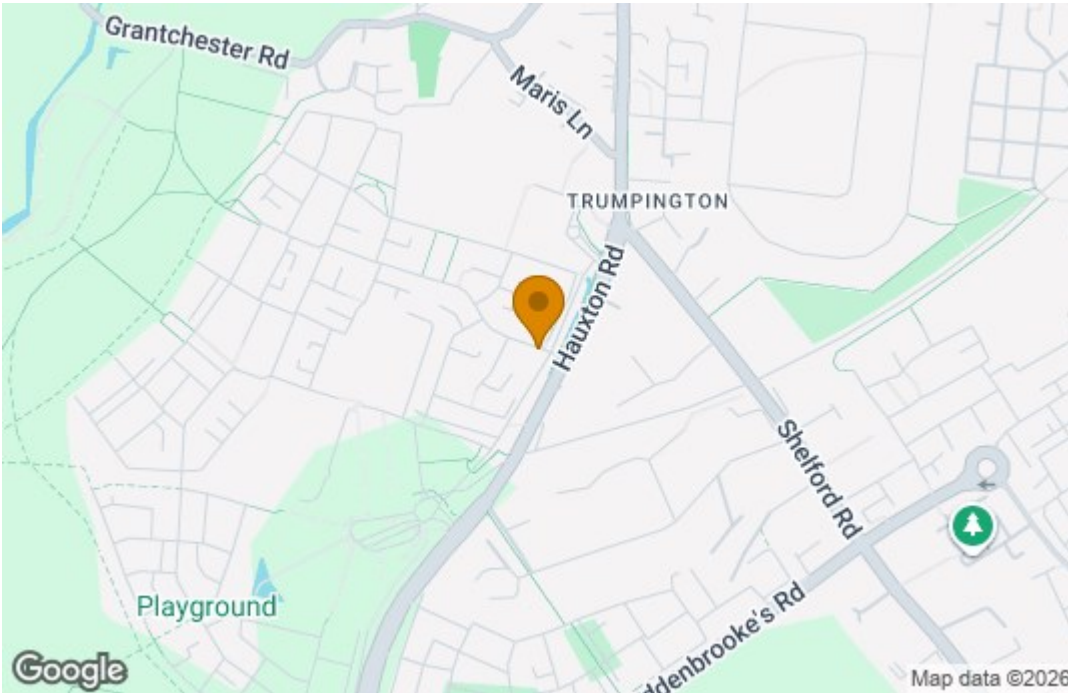
"Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed."

"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative."

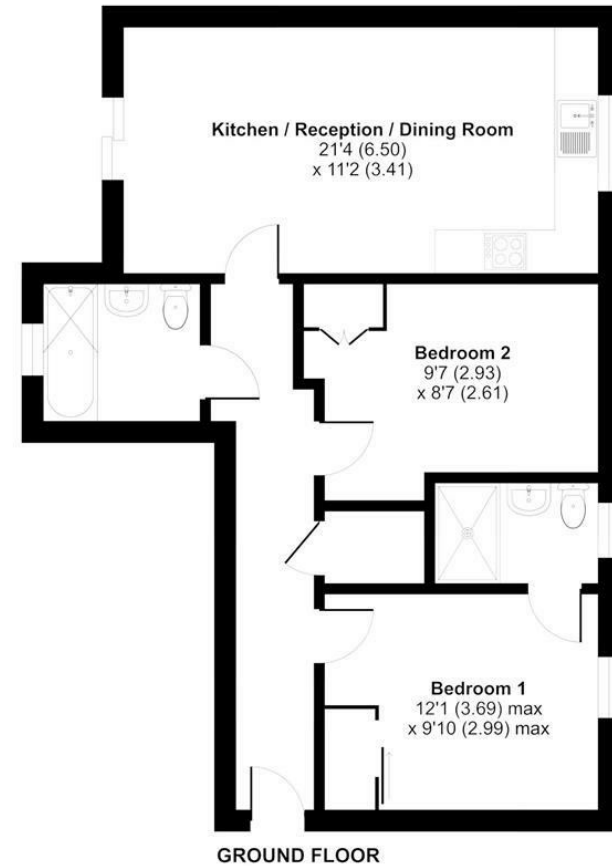




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 701 sq ft / 65.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2020. Produced for Lloyds Living (Ref: 1387544)

**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: 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.

