



Mandrill Close | | Cambridge | CB1 9TN

£1,500 Per Month

COOKE
CURTIS
& CO

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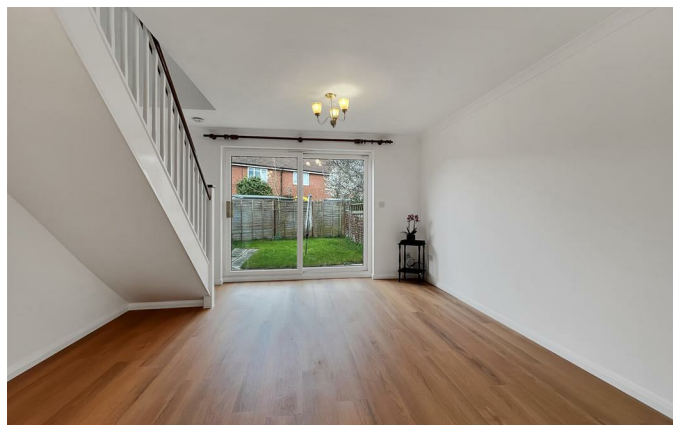
A nicely presented two bedroom property, with two allocated parking spaces. Located in the sought after area of Cherry Hinton, in close proximity to local amenities, Addenbrookes Hospital and the city centre, via road or bike.

- 55sqm / 590sqft
- Council tax band - C
- Gas central heating
- Unfurnished
- 2 bed / 1 bath / 1 recep
- EPC - C / 71
- Enclosed garden
- Available now

A well presented two bedroom, end of terrace home in the highly sought after area of Cherry Hinton. The property is well placed for access to Addenbrooke's Hospital, the city centre and local amenities such as supermarkets, restaurants and schooling.

The property internally comprises of entrance hallway with the kitchen immediately to the right. The kitchen has plenty of worktop and cupboard space, plus fridge / freezer, dishwasher, washing machine, oven and hob.

Leading off the hallway is the spacious living room with sliding doors to the rear garden and stairs to the first floor. Upstairs, there is a double bedroom and a single bedroom. Completing the





first floor is the family bathroom.

Externally, the property has allocated parking and an enclosed rear garden with patio.

Available now.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by:

Find my supplier suggests the gas is currently supplied by:
Ofcom suggests the maximum broadband speed is: 1000mbps
Gov.uk suggests the property has not flooded, in the last 5 years.

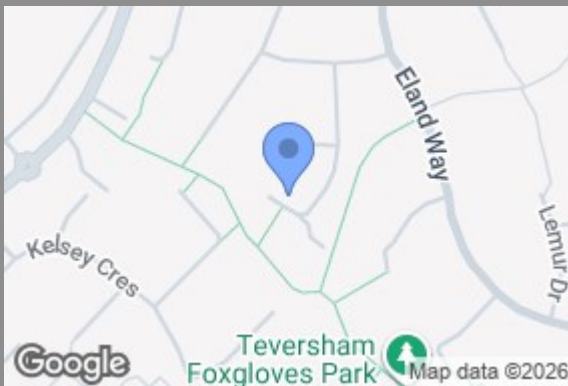
Cherry Hinton Road is an established residential area that links the main thoroughfares of Hills Road and Perne Road. There are local shops on Cherry Hinton Road including doctors and dentist surgeries, restaurants, pubs and takeaways.

Coleridge Park is just moments away with a range of sports facilities, children's play area and splash pool.

Mill Road with its independent shops, delis and restaurants is a minute or two cycle ride away. Cambridge Train Station is around five minutes and the Addenbrooke's Campus less than 10 minutes on a bike.

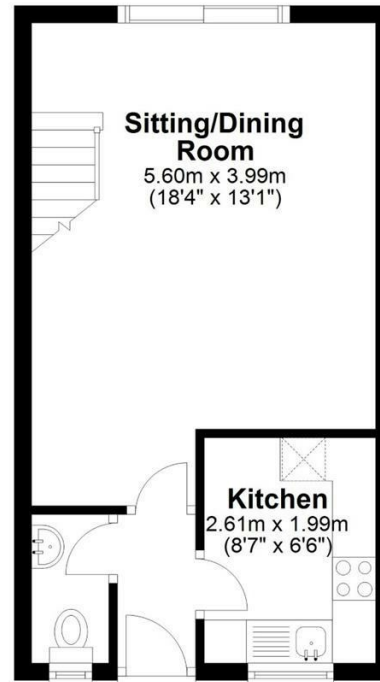
The Cambridge Leisure Complex, which provides restaurants, a gym, a cinema and The Junction is less than a 10 minutes walk from the property.

Many of the city's private schools are within easy reach, as are Hills and Long Road Sixth Form colleges.



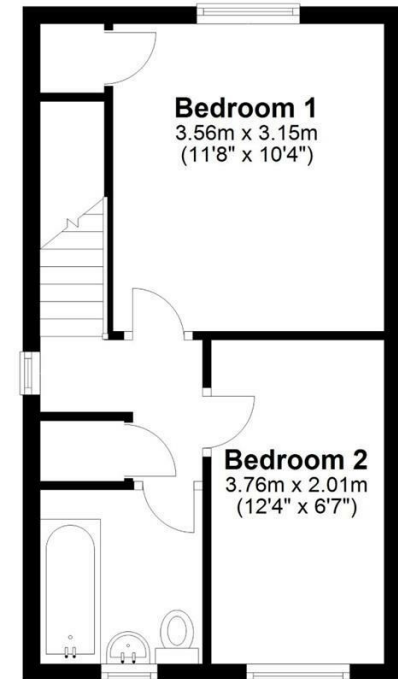
Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 59.2 sq. metres (637.5 sq. feet)

Drawings are for guidance only.

Plan produced using PlanUp.

Council Tax Band C EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		71	
(9-9) D			
(8-8) E			
(7-7) F			
(1-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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