



Union Road, Cambridge, CB2 1HE



## Union Road

Cambridge,  
CB2 1HE

An excellent top floor studio apartment located in a prime city location. The accommodation comprises open plan living room with fitted kitchen, vaulted ceiling, Juliet balcony and underfloor heating and shower room. Furnished. Available from 08/06/2026. No Parking. EPC: C and Council Tax Band: A.

### LOCATION

Union Road is located off Hills Road occupying a position within the Market ward of central Cambridge. Parker's Piece is a short distance away and an excellent range of local amenities can be found nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (0.5 miles) and the central bus station at Drummer Street (0.6 miles). (Distances approximate).



**£1,200 PCM**





## COMMUNAL ENTRANCE HALL

Stairs rising to:

## ENTRANCE HALLWAY

Coat hooks and shoe rack.

## OPEN PLAN LIVING SPACE

Vaulted ceiling, patio doors to Juliet balcony to front aspect, underfloor heating and built in wall unit/shelving with desk. Furniture to include double bed and desk chair. The living area is open to:

## KITCHEN

Base and wall units, breakfast bar, sink and integrated appliances including oven, induction hob with extractor

above, microwave oven, fridge and washer dryer. Window to rear aspect. Furniture to include 2 bar stools.

## SHOWER ROOM

Shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## LETTING AGENT NOTES

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

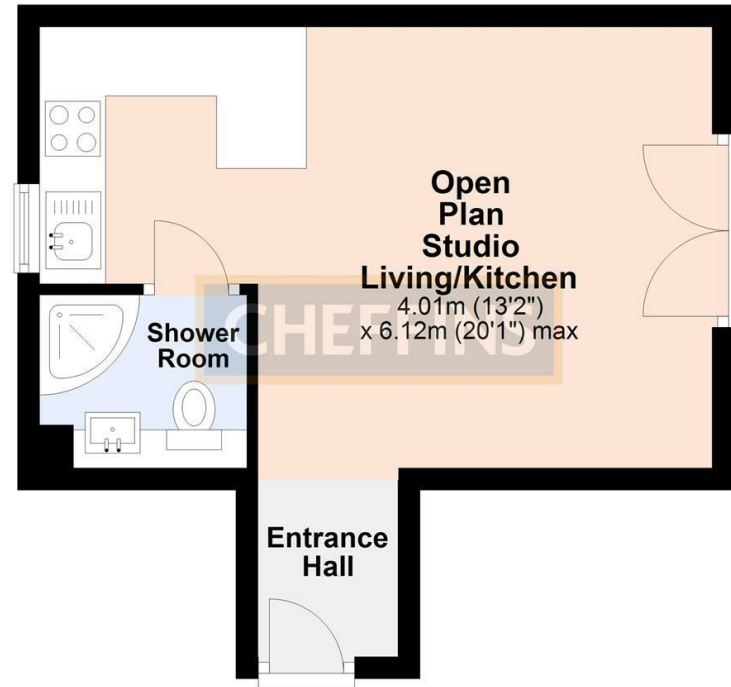
Holding Deposit - £276

Deposit - £1384





## Second Floor



Total area: approx. 26.8 sq. metres (287.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(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	

### 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.

