



Hills Road, Cambridge, CB2 1LA

CHEFFINS

Hills Road

Cambridge,
CB2 1LA

A studio room with a separate bathroom (access via a separate locked door off the communal landing) in a central location between the Railway Station and City Centre and close to an excellent range of local amenities. Only suitable for single occupancy. Council tax and utility bills not included. No parking. Unfurnished. Available now. EPC: E and Council Tax Band: A.

LOCATION

The property is located on Hills Road occupying a position in central Cambridge within the Market ward of 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 (0.4 miles) and the central bus station at Drummer Street (0.6 miles). (Distances approximate).

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£850 PCM





KITCHEN/LIVING/BEDROOM

measurements are taken into the eaves. Kitchen area with base units, work top, sink, 2 ring electric hob, microwave combination oven, fridge and washing machine. Living/sleeping area with double glazed Velux window.

LETTING AGENT NOTES

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

Holding Deposit - £196

Deposit - £980

BATHROOM

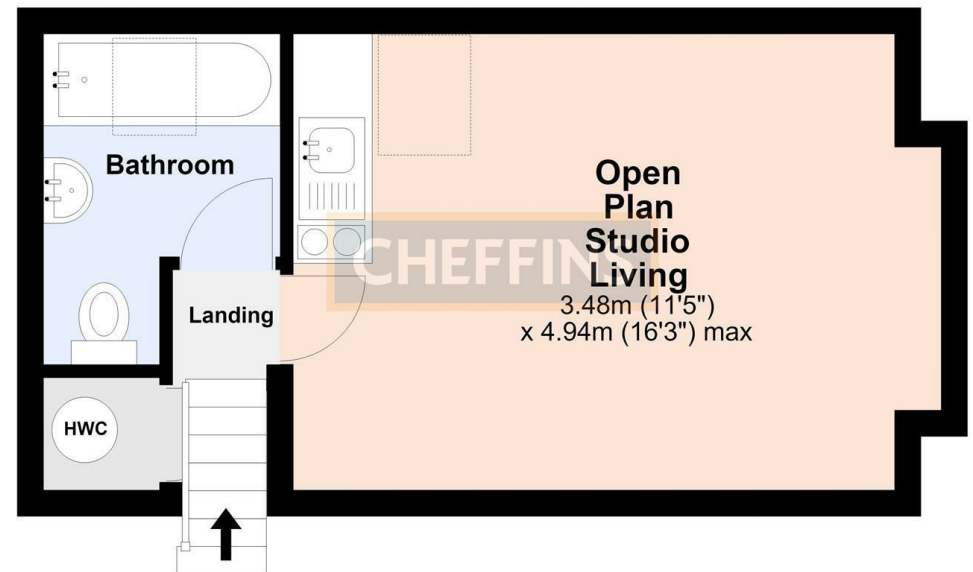
accessed via a separate locked door off the communal landing. With bath, wc, wash basin, mirrored cabinet and window.





Second Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



Total area: approx. 22.3 sq. metres (240.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	44
(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.

