



The Newton, Humberstone Road, Cambridge, CB4 1EZ



Humberstone Road

Cambridge,
CB4 1EZ

STUDENT ACCOMMODATION - A high end 1 bedroom student apartment within this architecturally designed development with easy access to the historic city centre. The accommodation comprises open plan living/dining/study/kitchen, double bedroom with walk in wardrobe and en suite shower room. Secure bicycle store and communal garden. Available to students from any Cambridge institution in full or part-time education (subject to minimum weekly hours) and suitable for single or couple occupation. Furnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

Situated in the highly sought-after West Chesterton area of Cambridge, the property enjoys a convenient location just 0.7 miles from Anglia Ruskin University and 1.2 miles from the city centre. A wide range of local amenities are within easy reach, including the shops, cafés and restaurants of Chesterton Road (0.5 miles), Cambridge Retail Park (0.8 miles) and the Grafton Centre (0.6 miles). All distances are approximate.



£1,350 PCM



**OPEN PLAN LIVING/KITCHEN**

kitchen area fitted with base and wall units, sink and integrated appliances including microwave combi oven, washer/dryer, electric hob and fridge freezer. Open to living area with fitted desk, dormer window to side aspect and doorway to:

BEDROOM

with walk in wardrobe, dormer window to side aspect and door to:

EN SUITE SHOWER ROOM

walk in shower with glass screen, wc, wash basin with mirror and vanity unit 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 - £311

Deposit - £1557

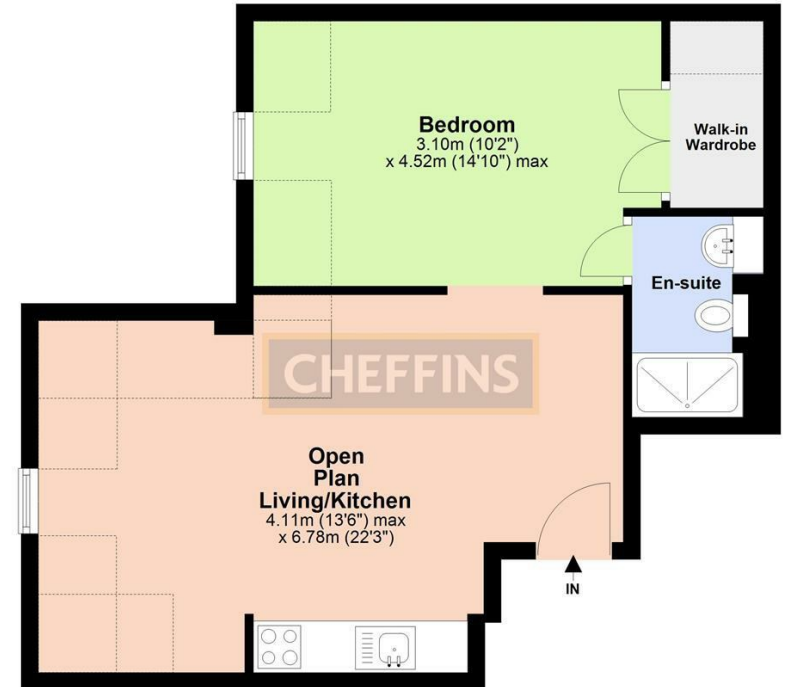




| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |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

Second Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 47.4 sq. metres (510.7 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

