



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

**GROUND FLOOR**  
Communal entrance door to:

**COMMUNAL ENTRANCE HALL**  
Stairs leading to first floor

**FIRST FLOOR**  
Entrance door to:

**HALL**  
Radiator, airing cupboard.

**BOILER ROOM**  
8' 2" x 4' 6" (2.49m x 1.37m) Wall mounted gas boiler.

**LOUNGE**  
16' 2" x 12' 5" (4.93m x 3.78m) Double glazed window to front, radiator, coving to ceiling.

**KITCHEN**  
10' 2" x 9' 5" (3.1m x 2.87m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, electric cooker with four ring hob and pull out extractor hood over, double glazed window to rear, radiator.

**BEDROOM 1**  
12' 5" x 11' 10" (3.78m x 3.61m) Double glazed window to front, radiator.

**BEDROOM 2**  
12' 9" x 11' 2" (3.89m x 3.4m) Double glazed window to rear, double glazed

window to side, radiator.

**BATHROOM**  
Fitted with a two piece suite comprising, a panelled bath with shower over and a pedestal wash hand basin, tiled splash backs, double glazed window to rear, radiator.

**WC**  
Fitted with a low-level WC, double-glazed window to rear.

**OUTSIDE**  
The property benefits from a communal garden area.

**Further Information**  
Council tax band: A  
EPC Rating: D  
Minimum household income to pass referencing: £27,000

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

**DIRECTIONS**  
Entering Over from the Swavesey direction continue along Station Road and Queens Close can be found on the right hand side.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**£900 PER MONTH**  
**QUEENS CLOSE**  
CAMBRIDGE, CB24 5NN

## PROPERTY SUMMARY

A great-sized first-floor apartment with two double bedrooms, a big lounge, kitchen and bathroom. The property is close to the guided bus route into Cambridge, has gas central heating and double glazing, available beginning of June. EPC - D, Deposit £1000

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