

Yeoman Drive, Cambridge, CB3 0GY

CHEFFINS

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2 2 1

£1,600 PCM



A well presented 2 bedroom 1st floor apartment located within this popular development off Huntingdon Road. The accommodation comprises entrance hall, open plan living room/kitchen with balcony, principle bedroom with en suite shower room, 1 further double bedroom and bathroom. Further benefits include allocated parking space and secure bicycle store. Unfurnished. Available from 13/01/2027. EPC: B and Council tax band: C.

LOCATION

Located within a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.







ENTRANCE HALL
2 built in storage cupboards (1 housing hot water cylinder). The living room, bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN
living area with patio doors with access to balcony and further window to side aspect. Kitchen area with fitted base and wall units, work tops, sink and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washing machine.

BEDROOM 1
'L' shaped reducing to 8'1" and 7'2" respectively. With built in wardrobe, windows to side and rear aspects and door to:

EN SUITE SHOWER ROOM
shower enclosure, wc, wash basin with mirror above , heated towel rail and window to rear aspect.

BEDROOM 2
window to side aspect.

BATHROOM
shower over bath with glass shower screen, wc and wash basin with mirror above and heated towel rail.

PARKING
allocated parking space and secure bicycle store.

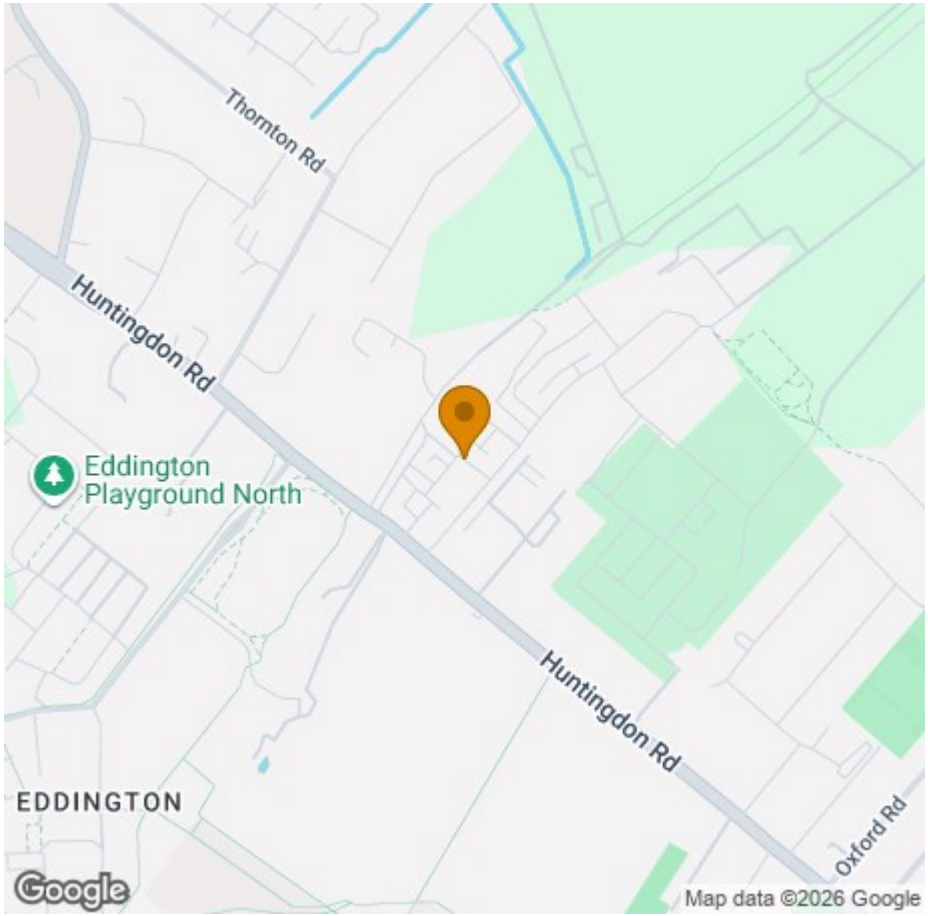
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £369
Deposit - £1846







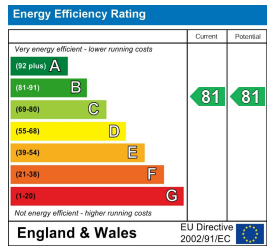


First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)
(excluding Bathroom, Balcony)



Total area: approx. 47.1 sq. metres (507.4 sq. feet)



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.