



Acorn Court | Ditton Walk | Cambridge | CB5 8WT

£1,400 PCM

COOKE
CURTIS
& CO

Acorn Court | Ditton Walk

Cambridge | CB5 8WT

£1,400 PCM

A unique and well presented property, over two floors and with a patio area to the front. Less than two miles from Cambridge city centre and with allocated parking.

- 53 sqm / 570 sqft
- Council tax band - C
- Gas central heating
- Communal gardens
- 2 bed / 1.5 bath / 1 recep
- EPC - C
- Unfurnished
- Available September 2026

Acorn Court is a small development situated on Ditton Walk. This property is in good condition and is on the end of the terrace, set back from the road.

On the ground floor is an open plan living area with the kitchen at one end. Floor to ceiling windows on the front wall and skylights in the kitchen let in a great amount of natural light. The kitchen is equipped with a gas hob, oven, washing machine and fridge. Also on the ground floor is a WC with hand basin.

The first floor comprises a family bathroom with a bath,

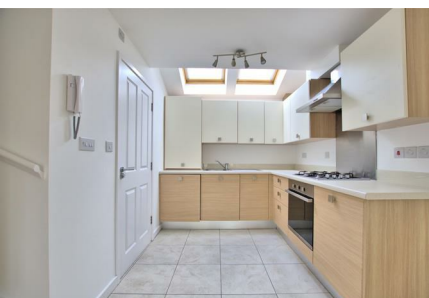


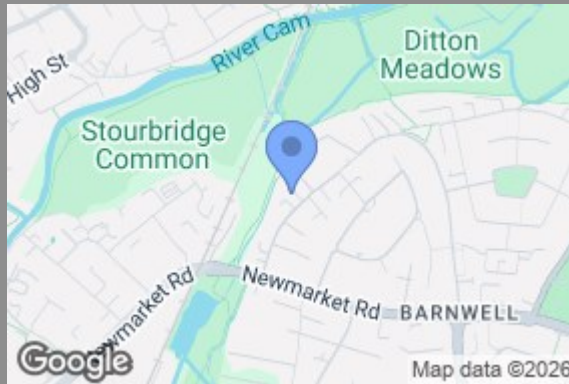


shower over, WC and basin. There is a bedroom at the front of the property with large windows overlooking the courtyard. There is a second, smaller room that would make an excellent dressing room or home office.

Directly outside the property is a patio area. The communal garden is pleasant and well maintained by block management. There is one allocated parking space for the property, communal bicycle storage and a bin store. Gas central heating.

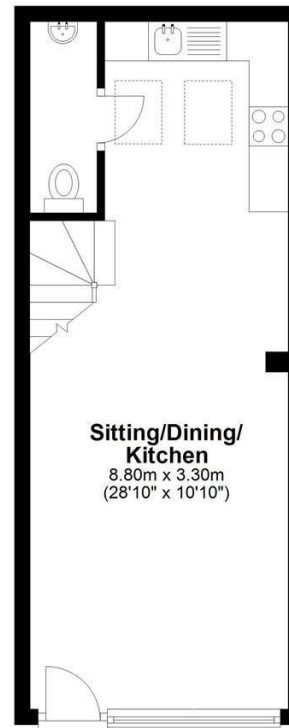
Available September 2026 to a professional couple or single occupant.





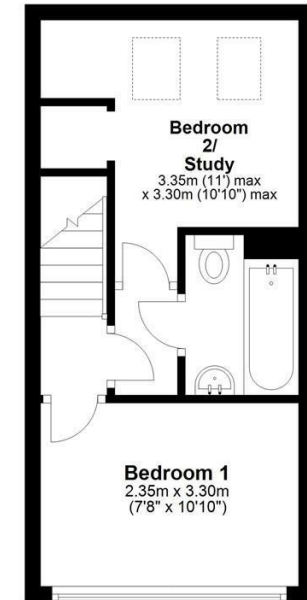
Ground Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



Total area: approx. 53.0 sq. metres (570.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Council Tax Band C EPC Rating

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

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