



9 Alpha Road, Cambridge, CB4 3DQ

**CHEFFINS**

## 9 Alpha Road

Cambridge,  
CB4 3DQ



**£1,495 PCM**

- Available from 17/08/2026
- Unfurnished
- EPC: C
- Council Tax Band: B
- Gas Central Heating
- Communal Garden
- No Parking

**\*\* Please call 01223 271916 with any enquiries \*\***

A well presented 1 bedroom ground floor apartment located in the highly sought after residential area close to Jesus Green offering easy access to the historical City Centre. The accommodation comprises entrance hall, open plan living room with fitted kitchen, 1 double bedroom, shower room and store/utility room. Communal patio garden. Unfurnished. Available from 17/08/2026. EPC: C and Council Tax Band: B.





## LOCATION

The property is situated in the sought-after West Chesterton area of Cambridge, at the Chesterton Road end of Alpha Road, just a short walk from the River Cam and Jesus Green. It benefits from an excellent range of local amenities and offers convenient access to the historic city centre, Cambridge Science Park, and the city's extensive transport links.

## COMMUNAL HALLWAY

door to communal patio garden and door to:

## ENTRANCE HALL

doors to the open plan living room/kitchen, bedroom, shower room and store/utility off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink and integrated appliances including oven, gas hob with extractor above, fridge with ice box and dishwasher and open to living area with bay window to front aspect and patio doors to rear aspect with access to communal patio garden.

## BEDROOM

2 fitted wardrobes and dressing table and window to front aspect.

## SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window with obscured glass to rear aspect.

## STORE/UTILITY ROOM

work top with washer dryer below and gas central heating boiler.

## OUTSIDE

communal patio garden shared with apartment above.

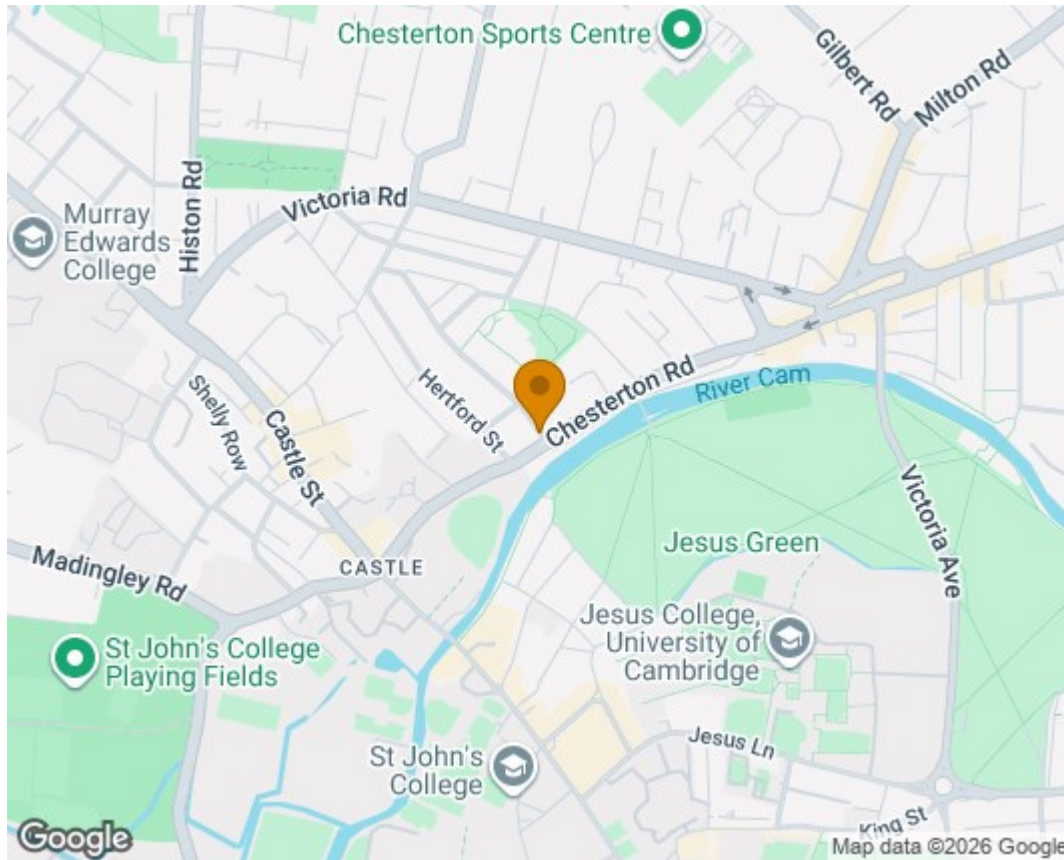
## LETTING AGENT NOTES

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

Holding Deposit - £345

Deposit - £1725





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (12-14) A                                   |         |           |
| (15-17) B                                   |         |           |
| (18-20) C                                   |         |           |
| (21-23) D                                   |         |           |
| (24-26) E                                   |         |           |
| (27-29) F                                   |         |           |
| (30-32) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 77      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### Agents note:

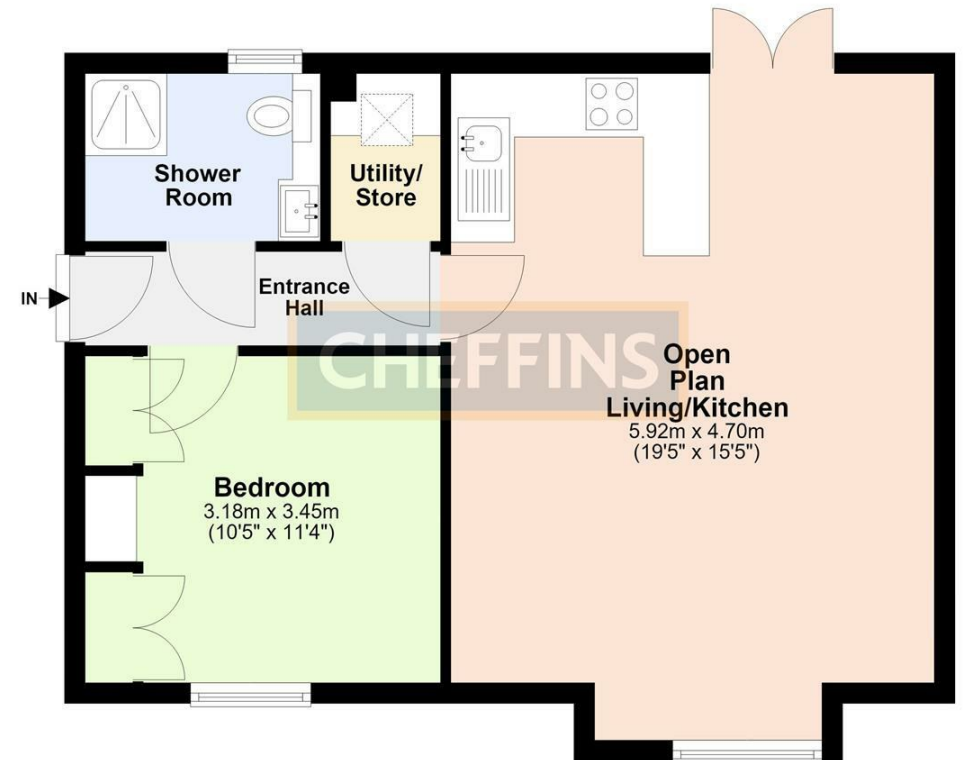
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

## Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 50.1 sq. metres (539.0 sq. feet)



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