



Humberstone Road, Cambridge, CB4 1EZ



## Humberstone Road

Cambridge,  
CB4 1EZ

STUDENT PROPERTY - A high end studio student apartment within this architecturally designed development with easy access to the historic city centre. The accommodation comprises open plan studio living/dining/sleeping/study/kitchen and ensuite shower room. Communal garden and bicycle shelter. Available to students from any Cambridge institution in full or part-time education (subject to minimum weekly hours). Furnished. Available 30.04.2026. EPC: C and Council Tax Band: A.

### LOCATION

The property is located in a desirable residential area within the West Chesterton ward of Cambridge and is positioned conveniently for access to Anglia Ruskin University (0.7 miles) and the city centre (1.2 miles). A good range of amenities can also be found nearby on Chesterton Road (0.5 miles), Cambridge Retail Park (0.8 miles) and the Grafton Centre (0.6 miles). Distances approximate.

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**£1,150 PCM**



**COMMUNAL ENTRANCE**

With access to apartment entrance door to:

**RECEPTION HALL**

Open to:

**OPEN PLAN STUDIO**

Comprising fitted kitchenette with base and wall units, work top, sink and integrated appliances including 2 ring electric hob, microwave combination oven, fridge with ice box and washer dryer, built in wardrobe with fitted shelves and hanging rail, fitted desk and furniture including double bed, sofa, TV unit, desk chair and dining table with 4 stools. Door to:

**SHOWER ROOM**

With shower, WC and wash basin with mirror above.

**OUTSIDE**

Communal garden principally laid to lawn with shrub borders and bicycle shelter.

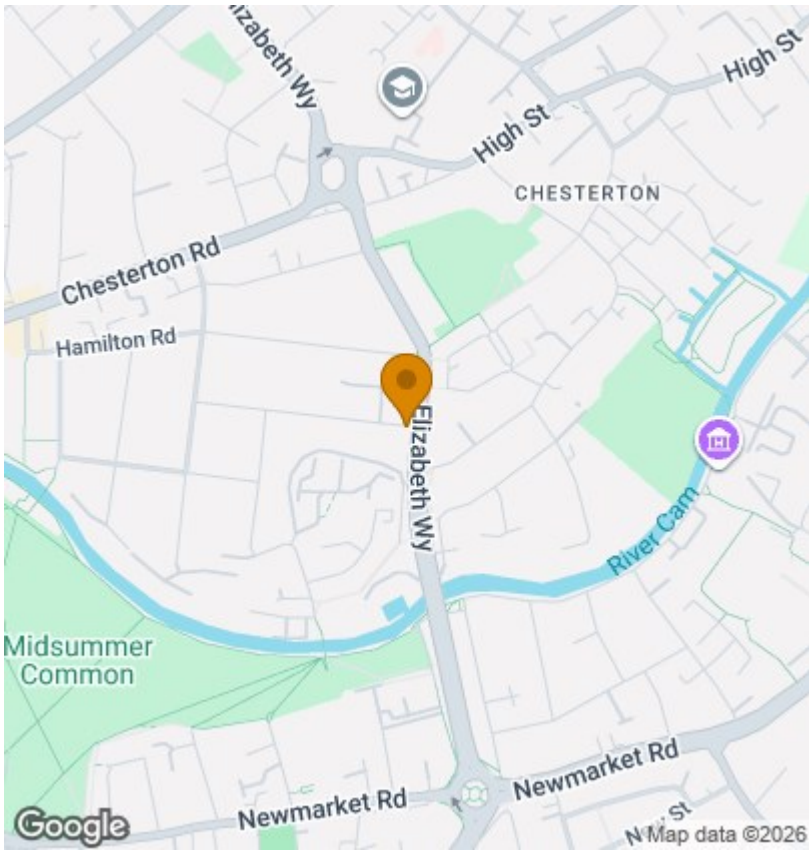
**LETTING AGENT NOTES**

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

Holding Deposit - £265

Deposit - £1326

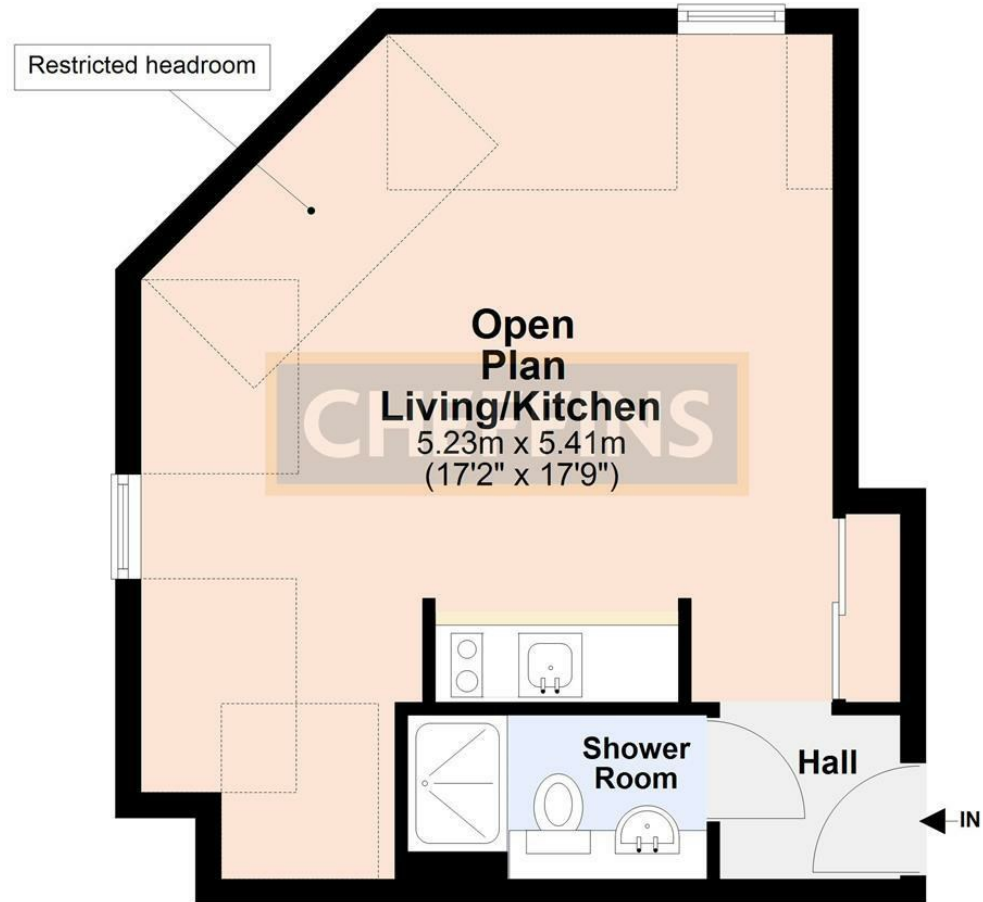




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Second Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 35.0 sq. metres (377.1 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.