

- First floor flat
- Three bedrooms
- En-suite to master
- Underground parking
- Unfurnished
- One mile to the train station
- One mile to the City Centre
- Available now

St. Matthews
Gardens,
Cambridge
Guide price
£1,450pcm



We are delighted to offer, to let, this bright and spacious, first floor, three bedroom apartment on St Matthews Gardens. The development is in a fantastic central location with the retail park and supermarkets all within walking distance. The Cambridge train station and City Centre are also just a mere mile from the apartment. Inside, this flexible apartment consists of an entrance hall, fully fitted kitchen, bathroom, lounge and three bedrooms. The master bedroom also has both a dressing area and ensuite. Outside of the property there is the benefit of an allocated parking space in the secure, underground car park. Back above ground, the development boasts well maintained communal gardens and a children's play area. This versatile flat will surely not be available for long so call or email us now to arrange your visit.

Communal stairwell

Security door to front aspect and stairs leading to all flats.

Entrance hall

With door to front aspect, telephone and video entry system, storage cupboard and radiator.

Lounge 6.86m x 2.97m

(Irregular shaped room, measurements are for a guide only) With double glazed window and double glazed Juliet style balcony door to rear aspect, two telephone points, T.V point and radiator.

Kitchen 2.62m x 2.16m

Fitted kitchen with matching wall and base units, worktop with up-stand over, inset induction hob and cooker hood over, inset one-and-a-half-times sink and drainer unit, built in electric oven, freestanding washing machine, built in dishwasher and built in fridge/freezer.

Bathroom 2.06m x 1.73m

Part tiled suite comprising of extractor fan, light box with electric shaver point, electric shaver socket, low level W.C, wash hand basin, bath with mixer tap and shower over, heated towel rail and tiled flooring.

Bedroom one 4.11m x 3.99m

(Irregular shaped room, measurements are for a guide only) With double glazed window to front aspect, telephone point, T.V point, radio point and radiator.

There is also a dressing area (10'10 x 7'03) with double glazed Juliet style balcony door to front aspect, built in wardrobe and radiator.

En-suite 2.21m x 1.96m

(Irregular shaped room, measurements are for a guide only) With obscured double glazed window to front aspect, part tiled suite comprising of extractor fan, electric shaver socket, low level W.C, wash hand basin, shower cubicle and heated towel rail.

Bedroom two 3.76m x 2.97m

(Irregular shaped room, measurements are for a guide only) With double glazed window to front aspect, airing cupboard housing gas central heating boiler with integrated water tank, T.V point, telephone point and radiator.

Bedroom 3 3.33m x 2.24m

With double glazed window to rear aspect, telephone point and radiator.

Outside

The property has one allocated parking spot in the secure underground car park. There is also the benefit of secure bike storage on the ground floor, well maintained communal gardens and a children's play area.

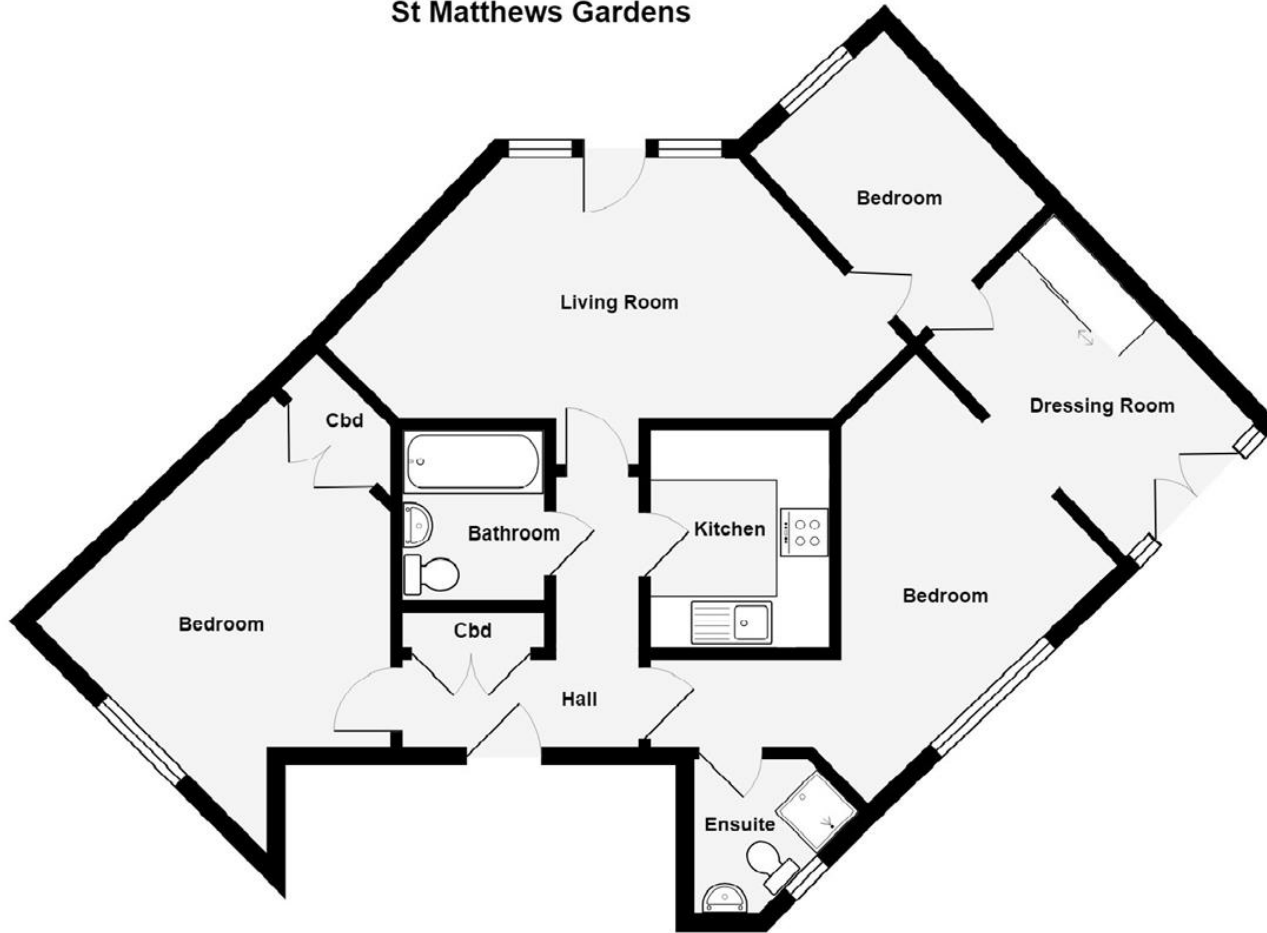
Agent notes

Available now
Unfurnished
Initial 12 month agreement
Council tax band: D
Sorry no pets
Non-smokers only please

Fees

1 Adult Applicant: £140.00 + VAT (£168.00)
Guarantor: £140.00 + VAT (£168.00)
Check in: £140.00 + VAT (£168.00)
Check out: £140.00 + VAT (£168.00)

St Matthews Gardens



Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	