

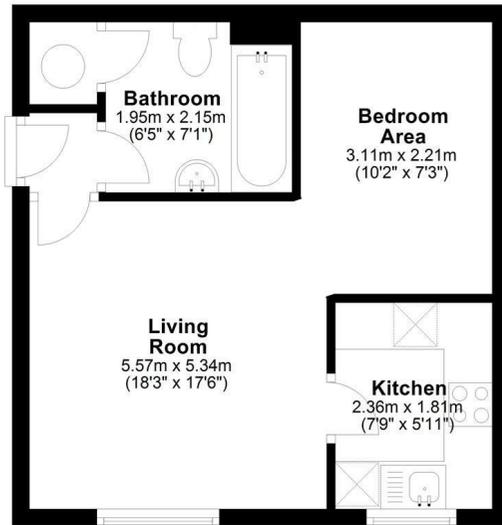


66 Speedwell Close, Cambridge, CB1 9YZ
£1,095 Per month



Floor Plan

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 29.7 sq. metres (320.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Studio apartment
- Unfurnished
- Council tax band A
- Close to Arm & Addenbrooke's

A conveniently located ground-floor, unfurnished studio apartment situated in a pleasant cul-de-sac just a couple of miles east of Cambridge City Centre

A communal entrance hall provides access to the apartments within the block. There is a light & airy studio room which has southerly aspects & windows overlooking the front of the building. The kitchen has been fitted with a range of matching units and appliances. The bathroom has been fitted with a 3-piece-suite including a panelled bath with a shower over.

Outside the property is surrounded by communal gardens, there is allocated parking for 1 vehicle in a car park to the rear of the building & additional visitors parking on a first come, first served basis.

Speedwell Close is a popular development situated within easy reach of an array of local amenities. The area is a thriving sought-after suburb just south east of the city. Cherry Hinton is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket just off Yarrow Road.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's, Cambridge station & the city centre. Cherry Hinton is well suited to those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 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 | |
| | | 74 | 78 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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