



Florian House, Severn Place, Cambridge, CB1 1AQ

CHEFFINS

Severn Place

Cambridge,
CB1 1AQ

A modern 2 bedroom top floor apartment with roof terrace forming part of a small and select scheme in this highly convenient city location. The accommodation comprises open plan living room with fitted kitchen and roof terrace, 2 double bedrooms and shower room. Passenger lift. No parking. Unfurnished. Available now. EPC: C and Council Tax Band: D.

LOCATION

Severn Place enjoys a convenient position just off East Road, within Cambridge's sought-after Market ward. The property is ideally placed for a wealth of local amenities, with the Grafton Centre and the vibrant shops, cafés and restaurants of Mill Road both within easy reach. Cambridge railway station is approximately 1.1 miles away, providing excellent links for commuters, while the historic city centre and its wealth of cultural, retail and leisure amenities are also readily accessible.

 2  1  1

£1,695 PCM



**ENTRANCE HALL**

with entry telephone and built in cupboard housing hot water cylinder. The open plan living room, bedrooms and shower room are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

with fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, ceramic hobs with extractor above, fridge freezer, dishwasher and washing machine. Living area with windows to rear aspect and patio doors with access to:

ROOF TERRACE

with paving and railings.

BEDROOM 1

with built in wardrobe and corner window to rear and side aspects.

BEDROOM 2

with built in wardrobe and window to rear aspect.

SHOWER ROOM

with large shower cubicle, WC, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

LETTING AGENT NOTES

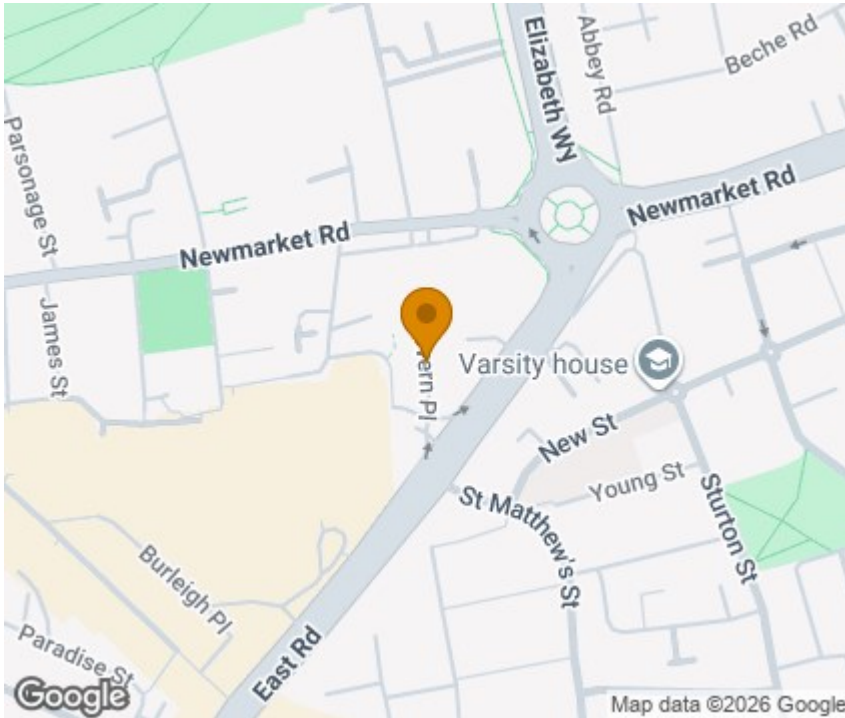
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

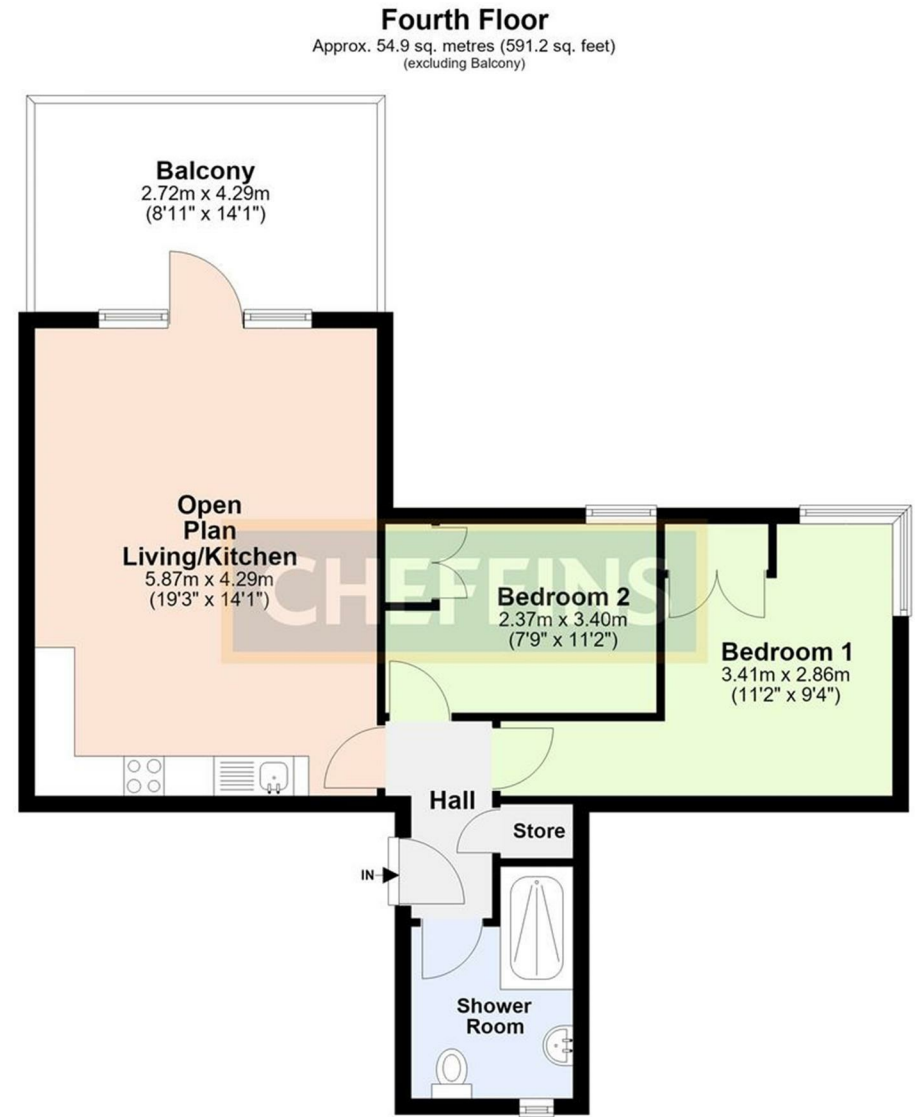
Holding Deposit - £391

Deposit - £1955





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	



Total area: approx. 54.9 sq. metres (591.2 sq. feet)

Agents note:

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

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.

