

Derby Street, Cambridge, CB3 9JE

CHEFFINS

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Newnham, Cambridge,
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£1,475 PCM

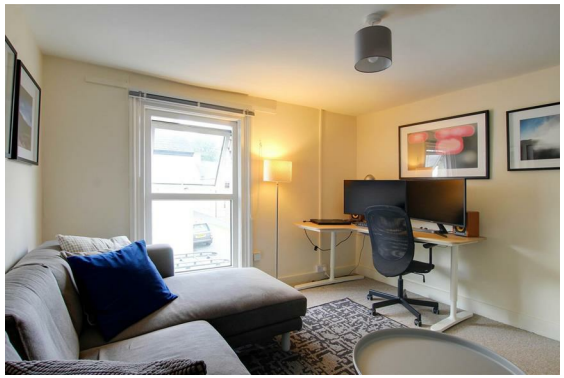


A 1 bedroom first floor apartment located in the heart of the desirable Newnham district. The accommodation comprises entrance hall, living room, kitchen, landing/utility area, 1 double bedroom and bathroom. No parking. Unfurnished. Available form 16/10/2026. EPC: E and Council Tax Band: B.

LOCATION

Derby Street is situated in the heart of the highly desirable residential district of Newnham. A range of local amenities, including grocery shops, a butcher, a pharmacy and a public house are nearby, while the property offers convenient access to the city centre, Cambridge railway station, CB1 Business District and green spaces including Lammas Land and Grantchester Meadows. The M11 at Junction 12 is approximately 1.7 miles away.







ENTRANCE HALL
door to:

STAIRWAY
coat hooks and stairs rising to:

FIRST FLOOR LANDING
split level landing; the bathroom and bedroom are located off the lower level with steps up to upper upper level with kitchen and living room off. The upper level doubles up as a utility area fitted with base and wall units, work top, fridge freezer and washing machine.

KITCHEN
base and wall units, work top, sink with window to front aspect above, oven and ceramic hob with extractor above.

LIVING ROOM
window to front aspect.

BEDROOM
window to rear aspect.

BATHROOM
shower over bath, WC, wash basin with mirrored cabinet above, built in cupboard and window to side aspect.

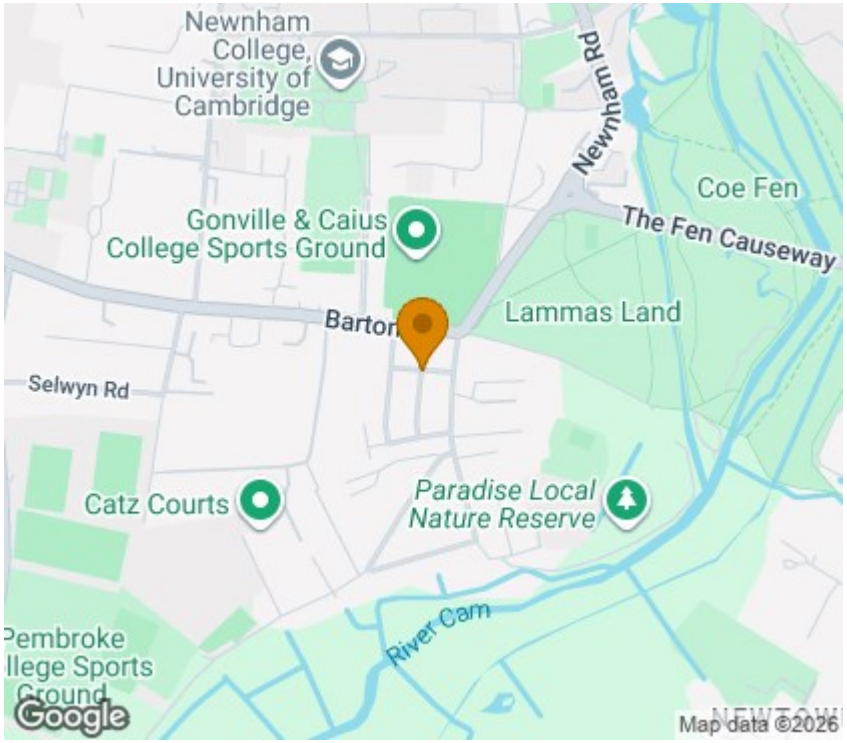
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

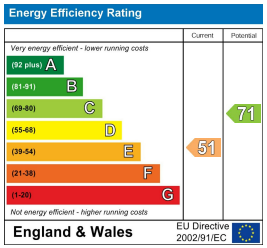
Holding Deposit - £340
Deposit - £1701













Total area: approx. 50.6 sq. metres (545.1 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 I 01223 271916 I 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.