

Regency Square, Cambridge, CB1 3WL

CHEFFINS

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2 2 1

£1,750 PCM



A 2 bedroom first floor apartment forming part of a small and select development off Rustat Road. The well proportioned accommodation comprises entrance hall, living room, kitchen, principal bedroom with en-suite shower room, 1 further bedroom and bathroom. Further benefits include allocated parking space and communal gardens. Unfurnished. We regret no sharers. Available from 30/10/2026. EPC: C and Council Tax Band: C.

LOCATION

Located in the Coleridge ward of Cambridge, just off Rustat Road, the property is conveniently positioned for Cambridge railway station and the CB1 Business District (0.6 miles), Addenbrooke's (1.5 miles) and the city centre (1.1 miles). A range of local amenities can be found nearby on Mill Road and at Cambridge Leisure Park, alongside excellent transport links. Distances are approximate.







ENTRANCE HALL
entry phone, airing cupboard housing hot water cylinder and doors to living room, bedrooms and bathroom off.

LIVING ROOM
windows to front and side aspect and door to:

KITCHEN
new fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, integrated oven and gas hob with extractor hood above and freestanding appliances including fridge freezer, dishwasher and washer dryer.

BEDROOM 1
built in double wardrobe, bay window to rear aspect and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin, wall mirror and window to rear aspect.

BEDROOM 2
window to rear aspect.

BATHROOM
shower over bath, wc, and wash basin with mirror above.

OUTSIDE
communal gardens, allocated parking space and secure allocated brick built store.

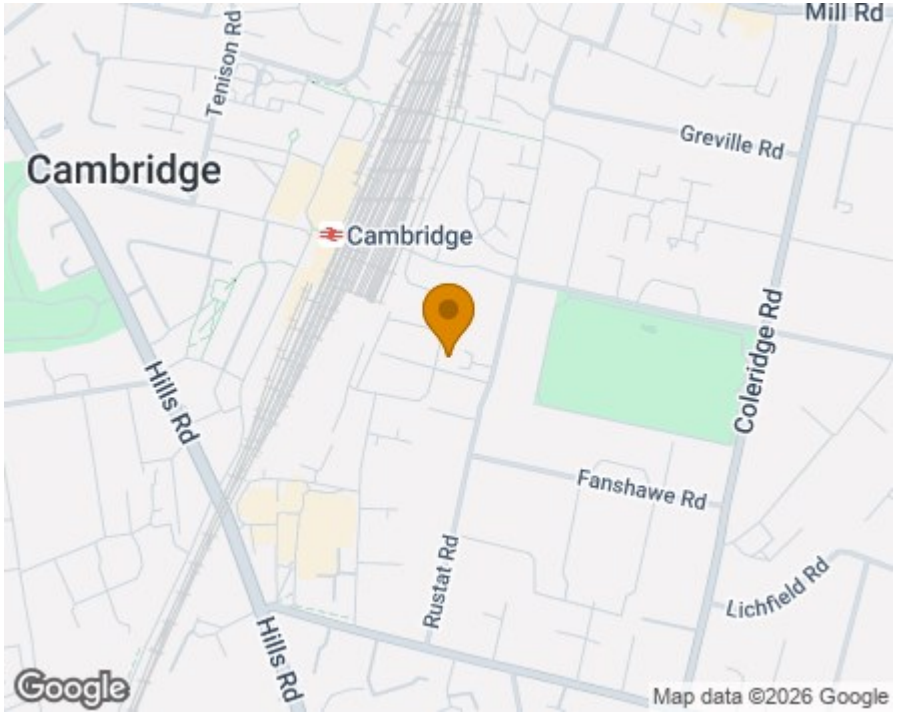
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

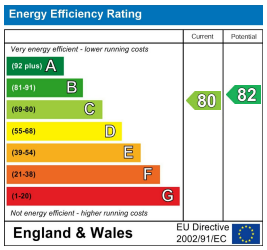
Holding Deposit - £403
Deposit - £2019





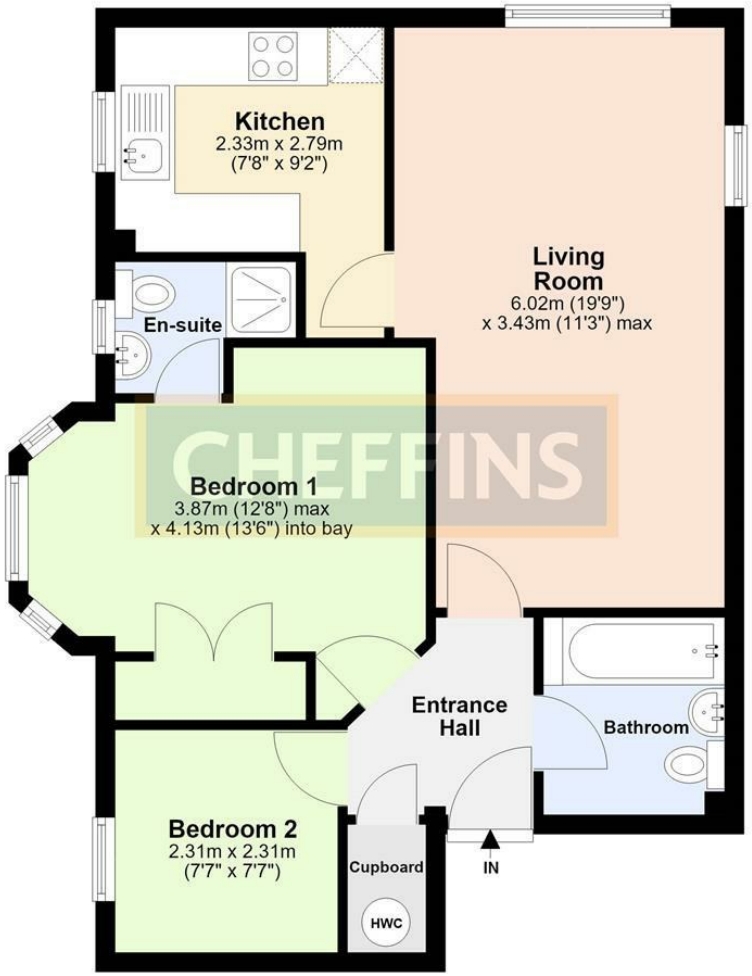






First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 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.