



Burlton Road, Cambridge, CB3 0GU

CHEFFINS

Burlton Road

Cambridge,
CB3 0GU

- Available from 01/10/2026
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Allocated Parking
- Bicycle Store

A well presented 2 bedroom ground floor apartment forming part of this select development situated off Huntington Road. The accommodation comprises entrance hall with 2 store cupboards, spacious open plan living room/kitchen, 2 double bedrooms and 2 bathrooms (1 en-suite). Further benefits include allocated parking space and secure bicycle store. We regret no students. Unfurnished. Available from 01/10/2026. EPC: C and Council Tax Band: D.



£1,600 PCM





LOCATION



Located with a select development off Huntingdon Road within the Castle ward of Cambridge. The property is convenient for access to Cambridge city centre (1.3 miles) and the A14 at junction 31 (2.3 miles). A range of local amenities can be found at the nearby development of Eddington (0.6 miles) including supermarket, café, bars and restaurants.

ENTRANCE HALL

2 built in cupboards and doors to the open plan living room, bedrooms and bathroom off.

OPEN PLAN LIVING ROOM

dual aspect with window to front and side aspects. The living room is open to:

KITCHEN

base and wall units, work tops, sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washing machine.

BEDROOM 1

built in double wardrobe, window to front aspect, and door to:

EN SUITE SHOWER ROOM

shower enclosure, wc, wash basin and heated towel rail.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath, wc, wash basin, heated towel rail and window with obscured glass to rear aspect.

LETTING AGENT NOTES

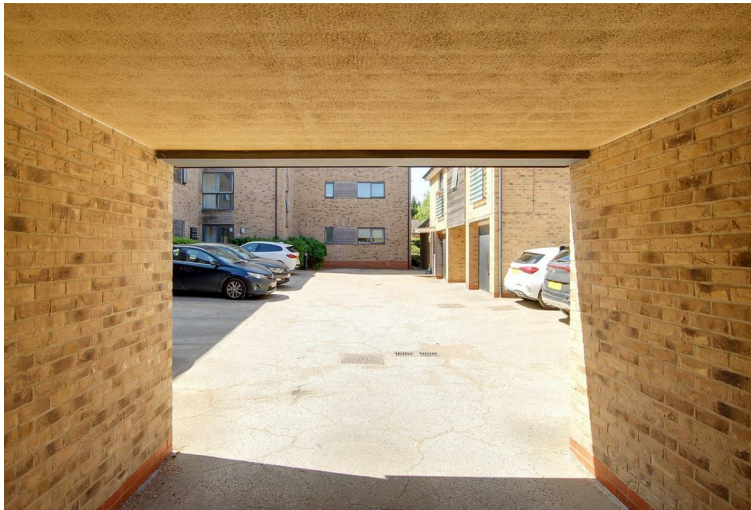
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £369

Deposit - £1846

Please note the photographs used for this brochure were taken in August 2025 prior to the current tenants occupying the property.







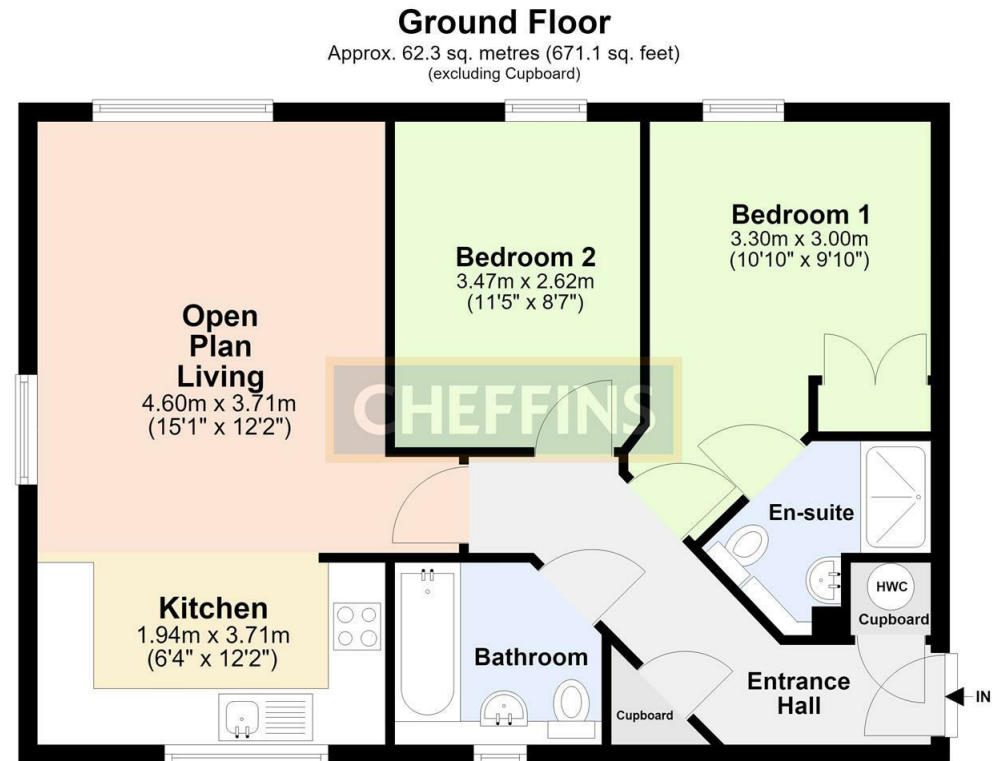
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



Total area: approx. 62.3 sq. metres (671.1 sq. feet)

