

The Steel Building, Kingfisher Way, Cambridge, CB2 8BT

CHEFFINS

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Kingfisher Way

Cambridge,
CB2 8BT

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£2,150 Per Month



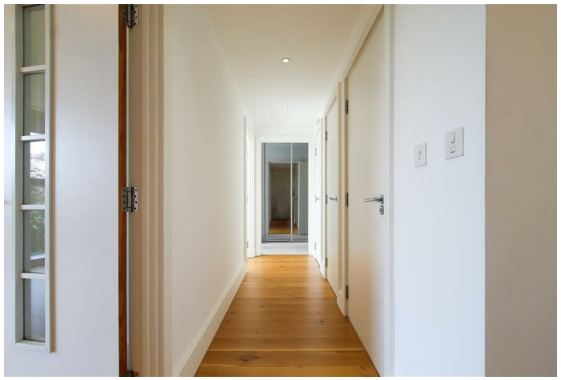
- Available from 15/05/2026
- Unfurnished
- EPC: C
- Council Tax Band: E
- Electric Heating
- Allocated Parking
- Balcony & Communal Grounds

A stunning 2 bedroom third floor apartment within a select development off Brooklands Avenue. The accommodation comprises entrance hall, open plan living room with fitted kitchen, generous master bedroom with ensuite shower room and balcony, further double bedroom and bathroom. Secure allocated parking space and bicycle locker. We regret no sharers. Unfurnished. Available from 15/05/2026. EPC: C and Council Tax Band E.









LOCATION

The apartment is located in the Petersfield ward of Cambridge within the highly desirable and award winning Accordia Development off Brooklands Avenue. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.7 miles) Cambridge's historic city centre (0.8 miles) and Addenbrooke's Hospital (1.6 miles). (Distances approximate).

ENTRANCE HALLWAY
2 built in cupboards one housing boiler the other housing washer dryer. The open plan living room, bedrooms and bathroom are accessed off the entrance hallway.

OPEN PLAN LIVING ROOM/KITCHEN
'L' shaped reducing to 13'1" (3.99m) and 9'3" (2.82m) respectively.

LIVING AREA
feature full height window to rear aspect. Open to:

KITCHEN AREA
fitted kitchen with base and wall units, work tops, breakfast bar, sink and integrated appliances including oven, ceramic hob with extractor above, microwave, fridge freezer and slim dishwasher.

BEDROOM 1
fitted double wardrobe with mirrored doors, glazed door to balcony, 2 full height window to rear aspect, further full height window to front and door to:

EN SUITE SHOWER ROOM
walk in shower, wc, wash basin with vanity unit below and mirror above, heated towel rail and full height frosted window to side aspect.

BALCONY
timber decking and glass and rail balustrade.

BEDROOM 2
2 full height windows to rear aspect.

BATHROOM
shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirror above and heated towel rail.

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

Holding Deposit - £496
Deposit - £2480

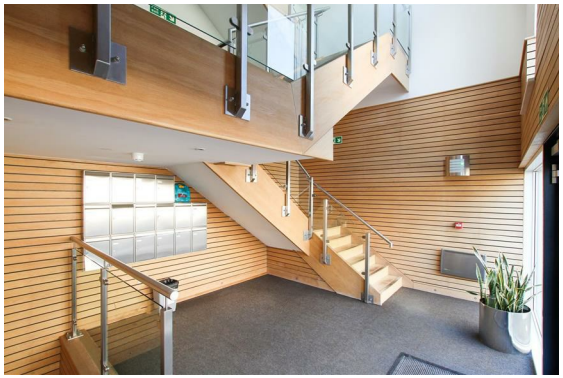


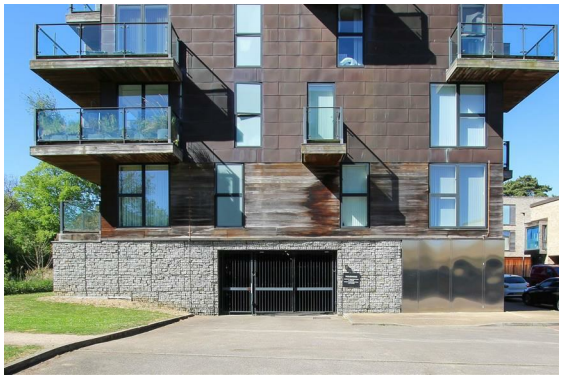




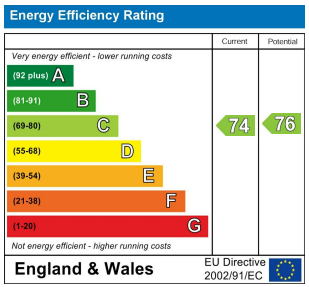


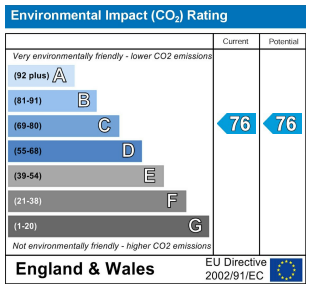


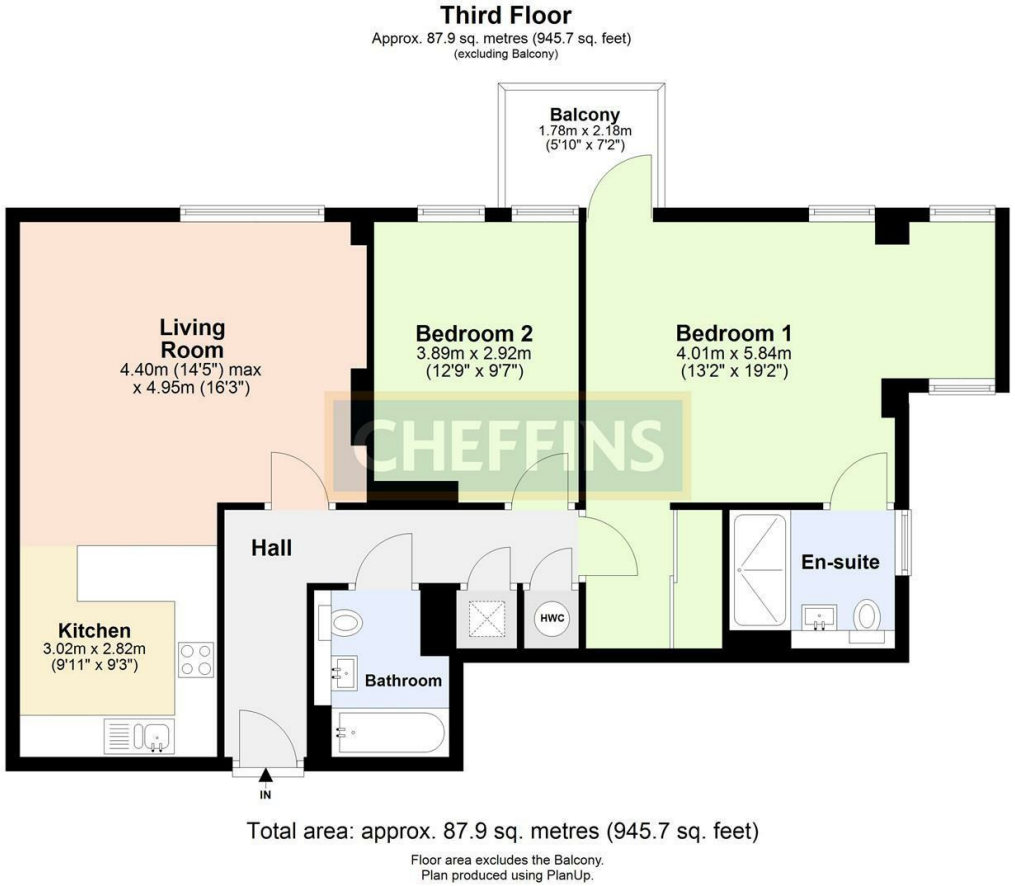












Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: 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.