



Palmers Close, Cambridge, CB21 4JA

CHEFFINS

Palmers Close

Linton, Cambridge,
CB21 4JA

We are now fully booked for viewings, if you wish to go on the cancellation list please contact the office A spacious two bedroom ground floor apartment with idyllic views over the village green. The property offers spacious living accommodation and storage with two private brick built stores. Available Mid-March on an unfurnished basis.

LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

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£975 PCM





ENTRANCE HALL

With coat rack, mirror, vinyl flooring, radiator, pendant light with shade. Door to:

SITTING ROOM

Feature electric fireplace with stone surround, carpeted, windows and patio doors to the rear overlooking the river and park. Door to hallway and door leading to:

KITCHEN

Fitted with base and eye level units with laminate work top over, breakfast bar sink with drainer, space for undercounter fridge and freezer, space for washing machine, electric cooker with double oven and glass hob, pull out extractor over, strip light, window to the front aspect overlooking the gardens, larder cupboard with boiler and electric cupboard.

BEDROOM 1

Window to rear aspect, pendant with shade, two built in cupboards and carpeted.

BEDROOM 2

Window to side aspect, pendant light with shade, radiator and carpeted.

BATHROOM

Suite comprising wash hand basin with mirror and shelf over, low level WC, panelled bath, corner shower, fully tiled walls, radiator, obscure window to front aspect, extractor fan and vinyl flooring.

OUTSIDE

There is a storage cupboard by the entrance door and another en bloc with a covered walkway.

In the garden area there are mature shrubs, a patio area with sun canopy over and wheelchair ramp leading out from the lounge with handrail. The development is located in a tucked-away position within the village. The communal grounds incorporate gardens and convenient access to the nearby playing fields, pleasant walks and village centre. The garden overlooks the river.

VIEWINGS

By appointment through the Agent.

LETTING AGENT NOTES

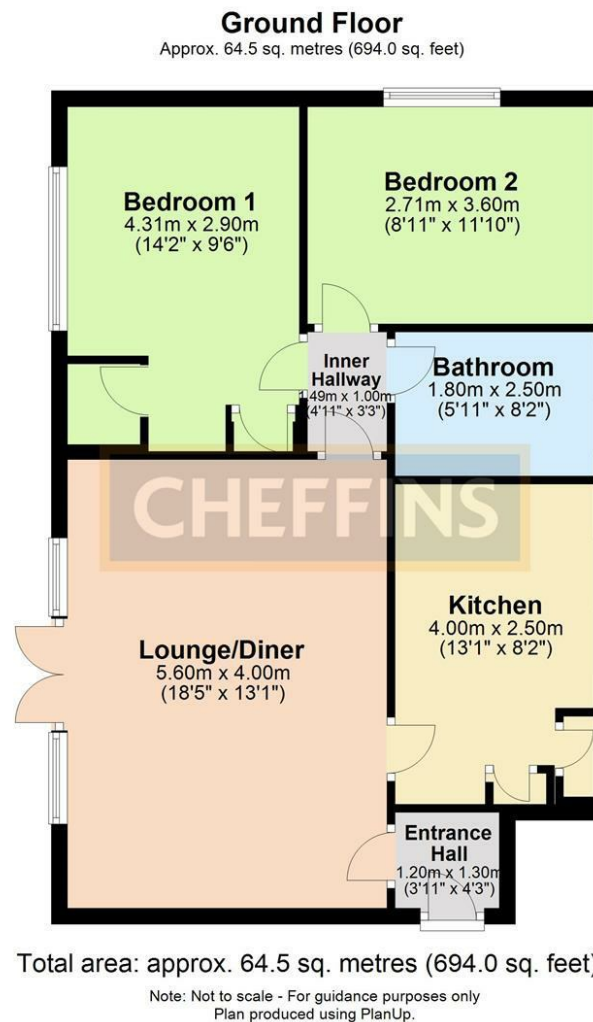
Holding Deposit : £225.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.



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	

£975 PCM
Council Tax Band – B
Local Authority – South Cambs



Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

