

Burlton Road, Cambridge, CB3 0GS

CHEFFINS

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2 1 1

£1,600 PCM



A well presented 2 bedroom duplex apartment within this popular development off Huntingdon Road. The accommodation comprises entrance hall, open plan living room/kitchen, 2 bedrooms and bathroom. Further benefits include carport for 1 car and secure bicycle storage. We regret no sharers. Unfurnished. Available from 11/12/2026. EPC: B and Council Tax Band: C.

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
with stairs leading to first floor

STAIRS/1st FLOOR LANDING
with stairs rising to 2nd floor, storage cupboard, door to cloakroom/utility room and door to:

OPEN PLAN LIVING ROOM/KITCHEN
Living area with patio doors to Juliet balcony to rear aspect. Kitchen with base and wall units, integrated appliances included electric oven, gas hob, fridge freezer and patio doors to Juliet balcony to front aspect.

UTILITY ROOM
with window to front aspect, WC and washing machine.

STAIRS/2nd FLOOR LANDING
the bedrooms and bathroom are accessed off the 2nd floor landing.

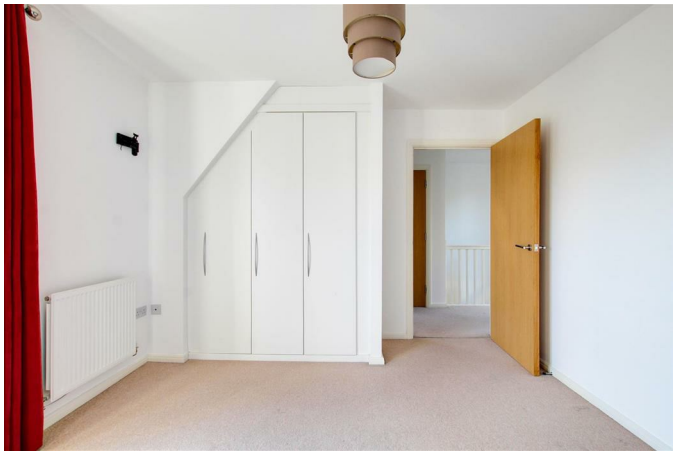
BEDROOM 1
with built in wardrobe and patio doors to Juliet balcony to Front aspect

BEDROOM 2
with Patio doors leading to Juliet balcony to Rear aspect

BATHROOM
with velux window, shower over bath, WC, wash basin and heated towel rail.

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

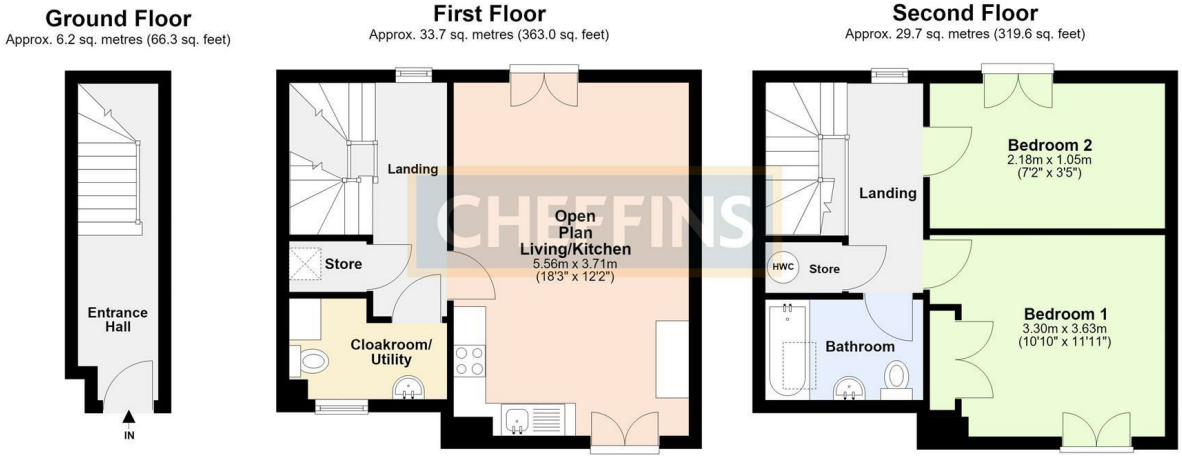
Holding Deposit - £369
Deposit - £1846

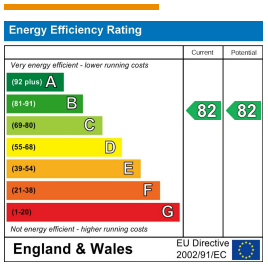












Total area: approx. 69.6 sq. metres (749.0 sq. feet)

Agents note:
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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.