

Warren Close, Cambridge, CB2 1LE

CHEFFINS

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2 2 1

£1,875 PCM



- Available from 30/11/2026
- Unfurnished
- EPC: C
- Council Tax Band: D
- Electric Room Heaters
- Balcony
- Allocated Parking
- Passenger Lift

A well-presented 2 bedroom top floor apartment forming part of this popular development, conveniently located close to Cambridge railway station and the CB1 Business District. The accommodation comprises an entrance hall, open-plan living room/kitchen with access to a generous balcony, principal bedroom with en-suite, a further double bedroom and a bathroom. The property also benefits from an allocated parking space. Unfurnished. Available from 30/11/2026. EPC: C and Council Tax Band: D.









LOCATION

The property forms part of a popular development just off Station Road, ideally located for Cambridge railway station and the CB1 Business District, both approximately 0.2 miles away. The city centre is around 0.6 miles distant, with Addenbrooke's Hospital approximately 1.6 miles away. A range of local amenities, shops, cafés and leisure facilities can be found nearby, particularly along Mill Road and at Cambridge Leisure Park. The area also benefits from excellent transport links.

ENTRANCE HALL
built in cupboard housing hot water cylinder, 2 further built in cupboards and doors to open plan living room, bedrooms and bathroom off.

OPEN PLAN LIVING ROOM
box window to side aspect, 2 doors to rear aspect opening to balcony and open to:

KITCHEN
base and wall units, work tops, 1.5 bowl sink with window to side aspect above and integrated appliances including oven, electric hob with extractor hood above, fridge freezer, dishwasher and washing machine.

BALCONY
timber decking, rail balustrade and sliding sunshade panels.

BEDROOM 1
built in double wardrobe with sliding doors, window to front aspect and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with mirrored cabinet above and window to side aspect with obscured glass.

BEDROOM 2
window to front aspect.

BATHROOM
shower over bath, wc, wash basin with mirror cabinet above and window to front aspect with obscured glass.

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

Holding Deposit - £432
Deposit - £2163











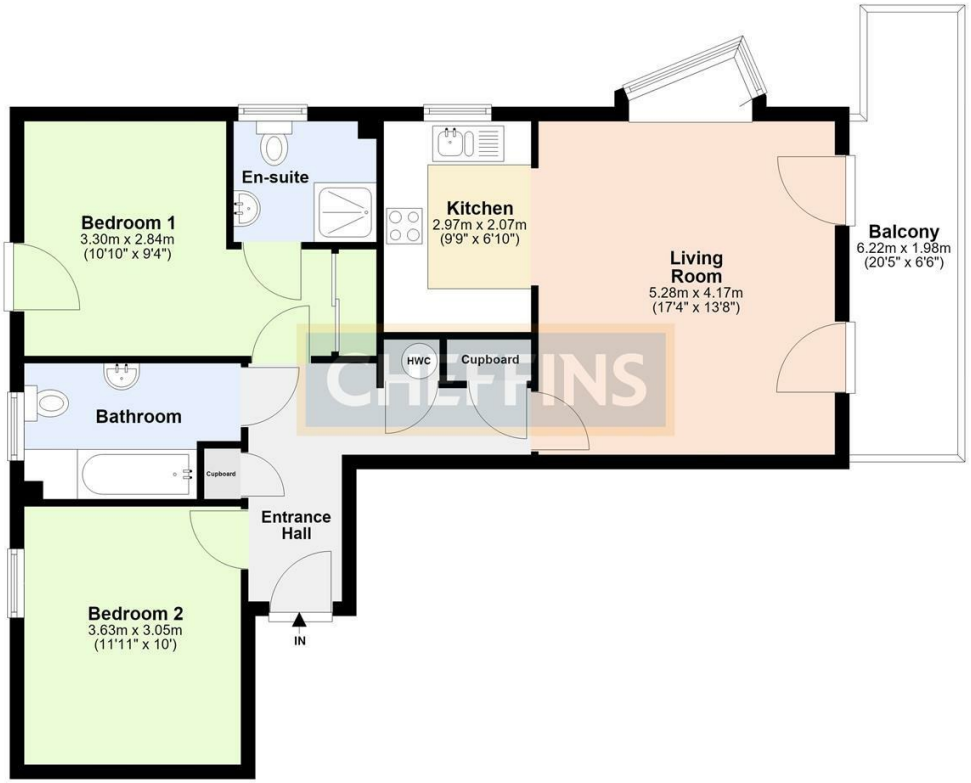




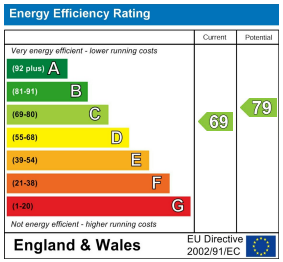


Sixth Floor

Approx. 70.7 sq. metres (761.0 sq. feet)
(excluding Balcony)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)



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

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.