14 Granhams Court, Great Shelford - £1,400 PCM

A delightful two bedroom first floor apartment within walking distance of the shops, local amenities and mainline Train Station at Great Shelford and offering easy access to Addenbrookes Hospital, Cambridge City centre and major road links including the A11, A10 and M11.

Entrance
Communal entrance with stairs leading to first floor apartment

Entrance Hall
Entrance hall with large storage cupboard and boiler cupboard

Kitchen
8'5" x 7'4" (2.57 x 2.26)
Modern fitted kitchen with electric cooker, fridge freezer and washer-drier

Living Room
21'3" x 10'7" (6.5m x 3.25)
Large living room with doors to covered balcony at both ends of the room

Bedroom 1
10'11" x 9'10" (3.33 x 3.00)
Double bedroom

Bedroom 2
9'10" x 7'10" (3.00 x 2.41)

Bathroom
Bathroom with electric shower over the bath, heated towel rail, WC and hand basin

Parking and Garden
Communal gardens and one parking space in front of single garage

Key information
EPC Rating – C
Council Tax Band – B (South Cambridgeshire Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 23rd August 2025
Long term tenancy

- First Floor Apartment
- 2 Bedrooms
- Double Glazing & Gas Central Heating
- Unfurnished
- Sorry No Pets or Smokers
- Great Location
- Communal Gardens
- Single Garage and Parking For One Car
- Large Living Room
- Modern Fitted Kitchen

Energy Efficiency Rating

Current 69 Potential 76

Environmental Impact (CO$_2$) Rating

England & Wales — EU Directive 2002/91/EC

IMPORTANT NOTICE
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.