



4 Dazeley House

Cambridge Place | | Cambridge | CB2 1AS

£1,750 Per Month

COOKE
CURTIS
& CO

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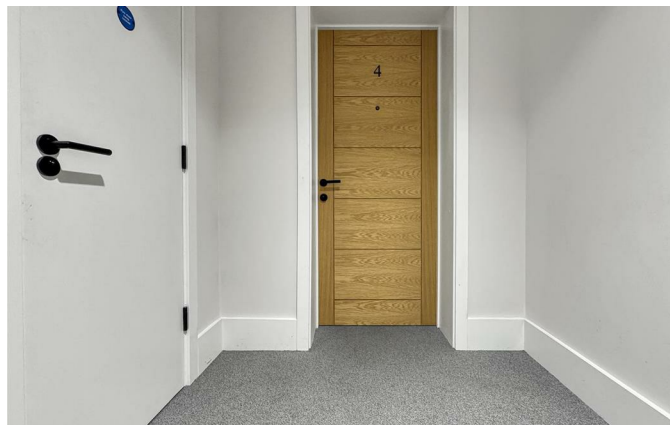
A fully furnished, one-bedroom apartment with one bathroom available in an excellent location in Central Cambridge within walking distance of the train station.

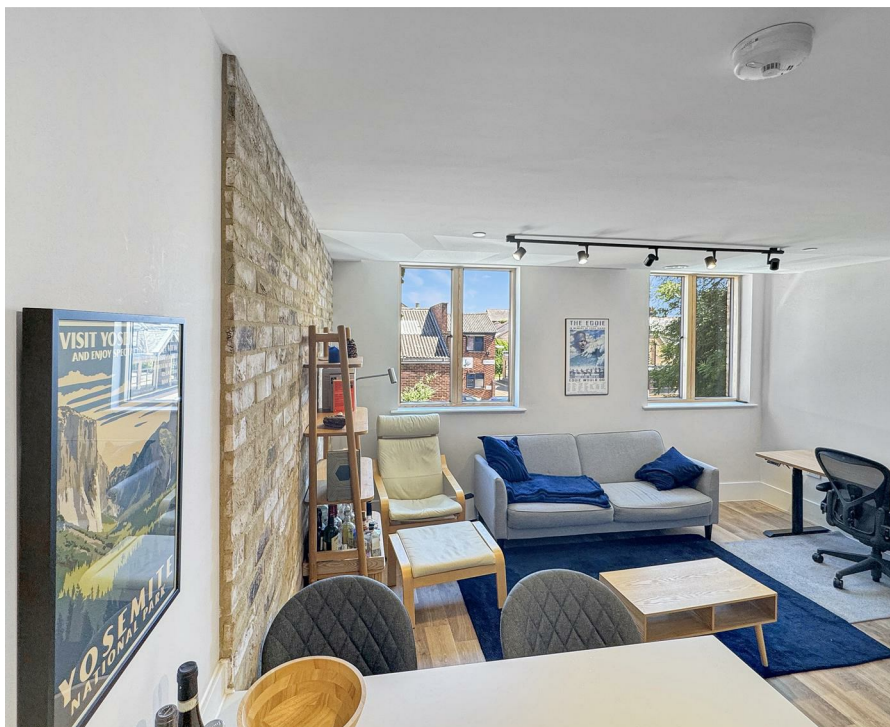
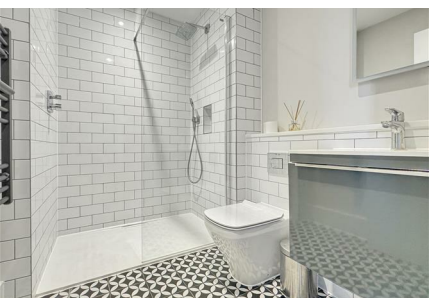
- 50 sqm/ 538 sqft
- Council tax - C
- Electric heating
- Furnished
- 1 bed / 1 recep / 1 bath
- EPC - B
- Central Location
- Available September 2026

A very well presented one-bedroom apartment with one bathroom available in an excellent location in Central Cambridge within walking distance of the train station. Recently built, the flat has a contemporary feel, with exposed feature brick wall to the living area.

The apartment comes fully furnished, which includes sofa, chair, desk, shelf unit, bed and wardrobe. The kitchen is fully fitted with integrated fridge/freezer, washer/dryer, dishwasher, hob and oven.

Available September 21st for a professional couple or





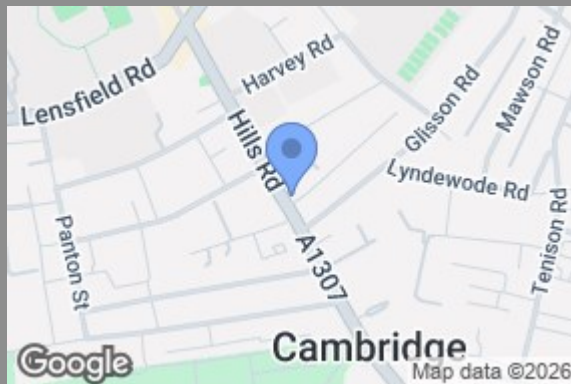
single occupant.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

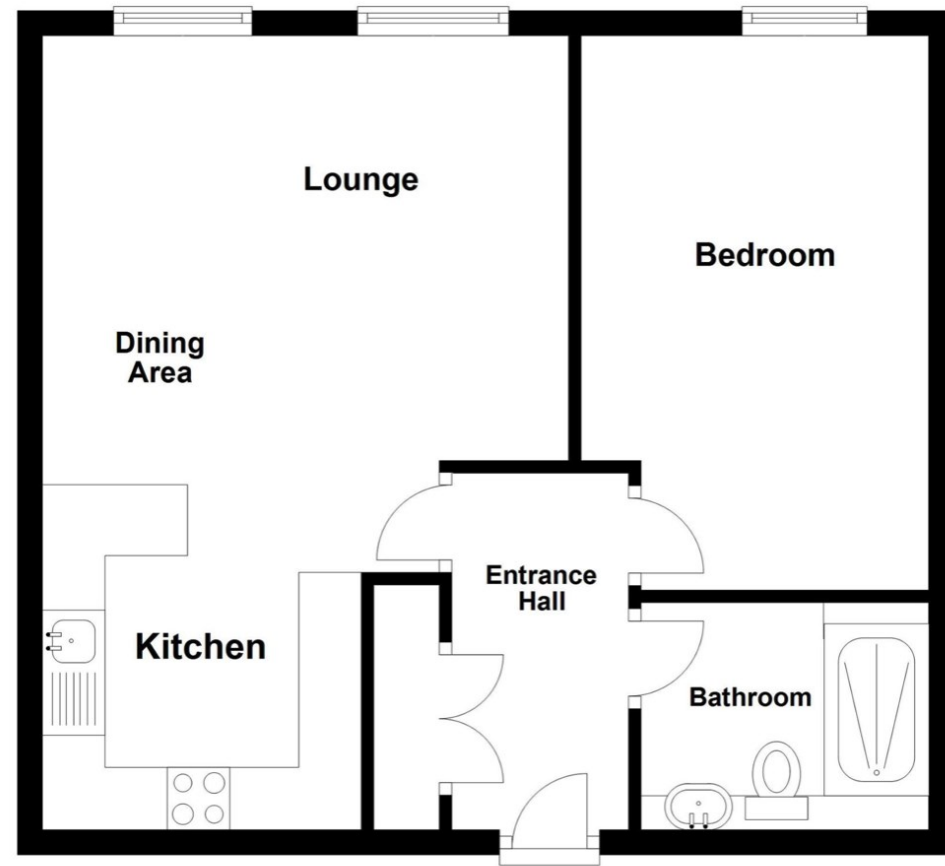
UK power networks suggest the electricity is currently supplied by: Octopus
Ofcom suggests the maximum broadband speed is: 1000 mbps
Gov.uk suggests the property has a very low flood risk.

Cambridge Place is a no-through road, just off Hills Road. Convenient for commuters as it sits only 0.5 miles from Cambridge Train Station with regular trains to London taking under an hour to reach the capital. Addenbrooke's Hospital and the Biomedical Campus is 1 mile away and there is access out to junction 11 of the M11 approx. 3 miles away.

There is an excellent range of facilities in the locality, including banks, lunch time eateries, a post office and small supermarkets along with the cinema and leisure complex adjacent to the building. There are also several public houses and restaurants on Hills Road.



Flat 1.01



Council Tax Band C EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		85	85
(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	

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