



20 Chamberlin Court

Westfield Lane | | Cambridge | CB4 3QX

£1,350 Per Month

COOKE
CURTIS
& CO

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Well-presented one-bedroom first-floor apartment, offering a comfortable and versatile living space in a well-connected location. Ideal for professionals, couples, or remote workers, the property features a smart layout with the added bonus of a separate study/home office.

- 46sqm / 499sqft
- Council tax band - B
- Electric heating
- Furnished
- 1 bed, 1 bath, 1 recep, 1 study
- EPC - C / 75
- One allocated parking space
- Available 28th July

Well-presented one-bedroom first-floor apartment, offering a comfortable and versatile living space in a well-connected location. Ideal for professionals, couples, or remote workers. The property features a smart layout with the added bonus of a separate study/home office.

As you enter through the front door, you arrive in a small hallway that leads directly into the heart of the property- the spacious sitting/dining room. With large double doors at the far end letting in plenty of natural light. The open-plan layout gives the space a bright, airy feel. The living area includes all furniture in photographs.



Furnished 1 bedroom flat, with separate study area, well located for the city centre and access to the A14/M11.



To your right, you'll find a compact but well-equipped kitchen, including worktop space, storage units, washing machine and fridge/freezer.

Just off the living area is a separate study-a quiet, private room ideal for working from home, studying.

Heading back through the sitting room, a small inner hallway gives access to the modern bathroom which has been recently refurbished, which includes a full-size bath with shower over, WC, and wash basin.

Next door the double bedroom awaits, with its generous proportions and natural light. Bed included and double mirrored wardrobe.

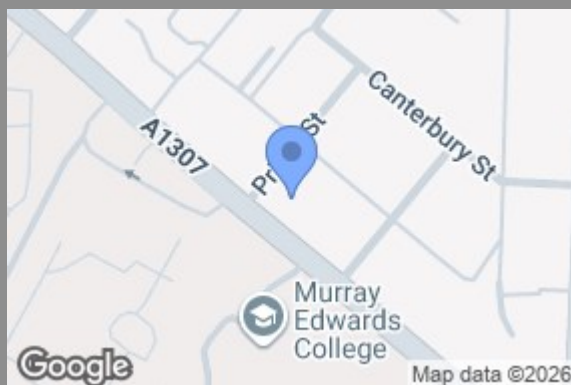
This thoughtfully laid-out apartment makes excellent use of its approx. 46.4 square metres (499.6 sq. ft.) and would suit professionals, singles, or couples looking for a bright, well-located home with the added bonus of a dedicated work-from-home space.

Available now for a professional couple or single occupant.

Available 28th July 2026.

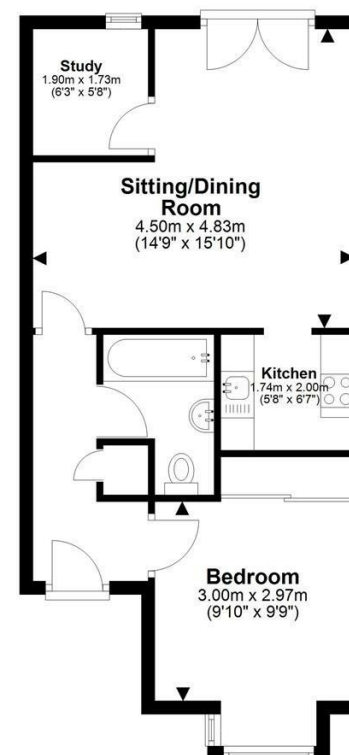
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

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.



First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 46.4 sq. metres (499.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		75	81
(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	

40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050

Lettings@cookecurtis.co.uk