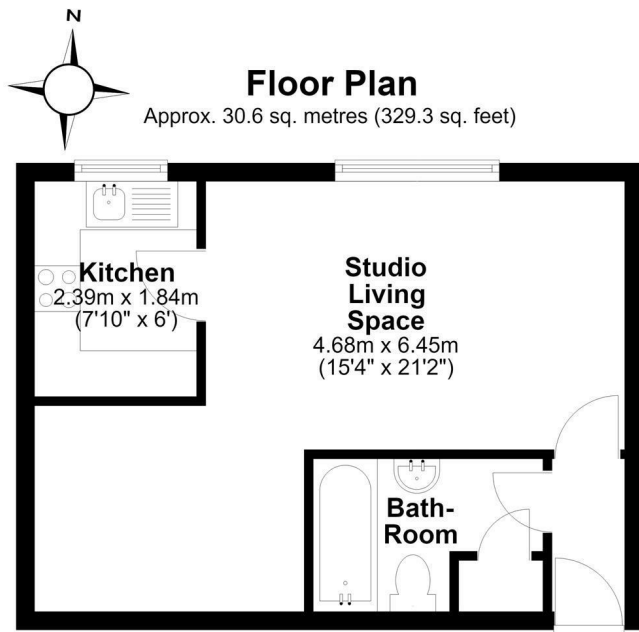




70 Speedwell Close, Cambridge, CB1 9YZ
£1,195 Per month



Total area: approx. 30.6 sq. metres (329.3 sq. feet)



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

- Studio Apartment
- Unfurnished
- Available Immediately
- Recently Re-decorated

A conveniently located first floor, unfurnished studio apartment situated in a pleasant cul-de-sac just a couple of miles east of Cambridge City Centre.

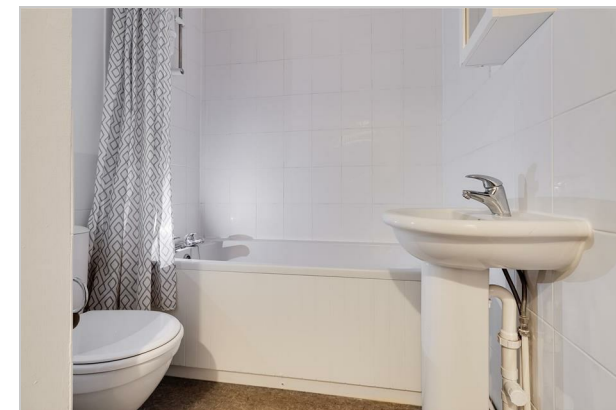
A communal entrance hall provides access to the apartments within the block. There is a light and airy studio room which has southerly aspects and windows overlooking the front of the building. The kitchen has been fitted with a range of matching units and appliances. The bathroom has been fitted with a three piece suite including a panelled bath with a shower over.

Outside, the property is surrounded by communal gardens. There is allocated parking for one vehicle in a car park to the rear of the building, along with additional visitor parking on a first come, first served basis.

Speedwell Close is a popular development situated within easy reach of an array of local amenities. The area is a thriving, sought after suburb just south east of the city. Cherry Hinton is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways, plus leisure and health facilities. There is also a major Tesco supermarket just off Yarrow Road.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's, Cambridge station and the city centre. Cherry Hinton is well suited to those looking for a traditional community with excellent day to day facilities that feels close to the city but retains its own identity.

What3Words: ///tribe.tennis.boat



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