



**74 Flamsteed Close, Cambridge, CB1 3FE**

**£1,850 Per month**

- Next to train station
- Underground secure parking
- Near to Cambridge University Hospital Trust
- Ensuite bedrooms
- Next Cambridge Leisure Park

# 74 Flamsteed Close, Cambridge CB1 3FE

Well-presented first-floor, 2-bedroom duplex apartment with both bedrooms featuring ensuites. Includes an open-plan kitchen and dining area, W/C, and utility room on the ground floor. Offered unfurnished.



Council Tax Band: C



Kitchen/Living room

27'4" x 13'

Open plan providing plenty of space for dining table and chairs, sofa.

W/C & Utility room

Fitted cupboards, boiler and washing machine

Bedroom 1

10'10" x 23'6"

Master bedroom with en-suite shower, combination lockable cupboard

Bedroom 2

10'5" x 9'8"

Good size with ensuite shower

Front exterior

Communal gardens - secure gate entry system



## Directions

## Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

## EPC Rating:

B

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	85	
EU Directive 2002/91/EC		