



## 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

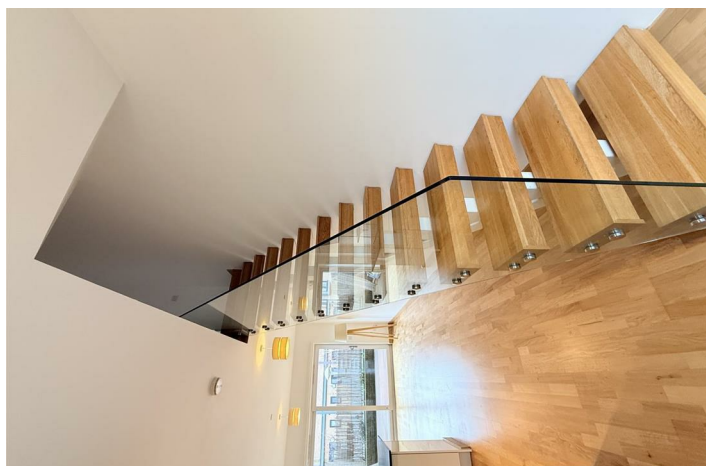


# 74 Flamsteed Close, Cambridge CB1 3FE

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 239'6"

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	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