



Graham Road, Cambridge CB4 2WP

welcome to

Graham Road, Cambridge

A two bedrooms apartment situated to the north of the City offering well proportioned accommodation throughout conveniently located to offer excellent transport links and nearby Science Park.

Entrance Hall

With storage cupboards, radiator, secure entry intercom system and doors to:

Living Room

15' 3" x 20' 2" (4.65m x 6.15m)

With radiator, open plan with large opening to kitchen, French doors to Juliet balcony, opening to:

Kitchen

4' 5" x 15' (1.35m x 4.57m)

With a fitted range of base units and drawers with work surfaces over, matching wall units, inset stainless steel sink and drainer unit, built in under oven with gas hob and extractor over, spaces for washing machine and fridge/freezer, double glazed window.





Bedroom One

13' 8" x 8' 8" (4.17m x 2.64m)

With radiator, double glazed window to front aspect and door to:

Ensuite

Fitted with a suite comprising low level w.c, corner shower enclosure, pedestal wash hand basin, radiator, tiled flooring and double glazed window.

Bedroom Two

16' x 11' 5" (4.88m x 3.48m)

With radiator, TV point and double glazed window.

Bathroom

4' 11" x 12' 8" (1.50m x 3.86m)

Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, radiator, tiled flooring and double glazed window.

Outside

The property benefits from an allocated parking space.



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Graham Road, Cambridge

- No Onward Chain
- Two Bedrooms
- Two Double Bedrooms
- En-suite to Bedroom One
- Juliet Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
ELY109473 - 0006

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