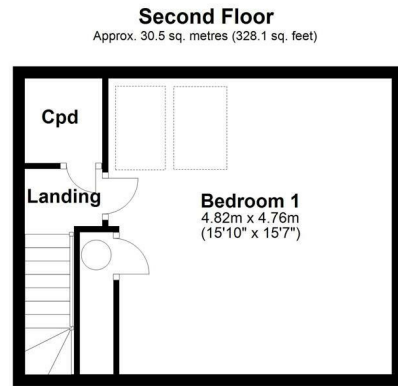




25 Twickenham Court, Cambridge, CB4 2HX
£1,500 Per month



Floor Plan



Total area: approx. 78.3 sq. metres (843.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Duplex apartment
- Off-road parking
- Available now
- Two double bedrooms

A two-bedroom, duplex apartment with off-road parking, located in a quiet and convenient spot off Arbury Road and close to the Science and Business Parks.

The apartment is located on the first and second floors at Twickenham Court. Upon entering there is an entrance hallway with space for coats and understairs storage. The bathroom is fully tiled with a bath, shower over the bath, wc, and basin.

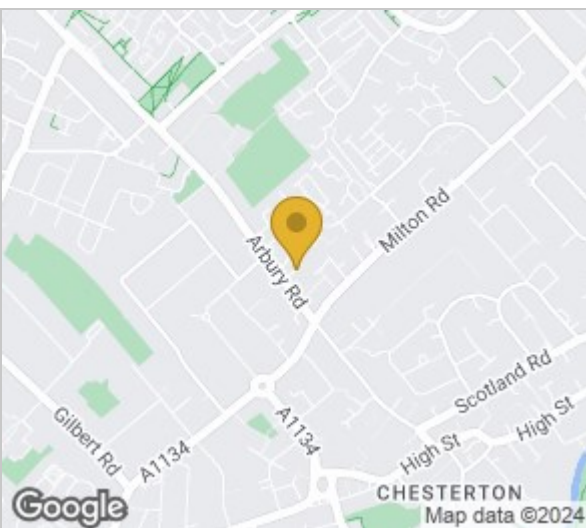
At the end of the hallway is the kitchen and living room. The kitchen is fitted with contemporary cabinets and has appliances including an integrated single oven and electric hob, a free-standing fridge freezer, and a washing machine. The living and dining area is an excellent size with a feature corner window and Juliet balcony. The second bedroom is also on the first floor and is a good-sized double room again with a Juliet balcony.

On the second floor is the primary bedroom, which is a large double room. There is an integrated wardrobe in the room and at the top of the stairs, providing excellent storage options.

Twickenham Court is set well back from Arbury Road while local amenities are still within walking distance. The Science and Business Parks, as well as the center of Cambridge, are only a 10-minute cycle away.

Council tax band: C EPC: C

///emerge.appear.fruit



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

