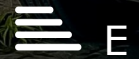




Robert Peel House, 1A Victoria Street, Cambridge, CB1 1JP

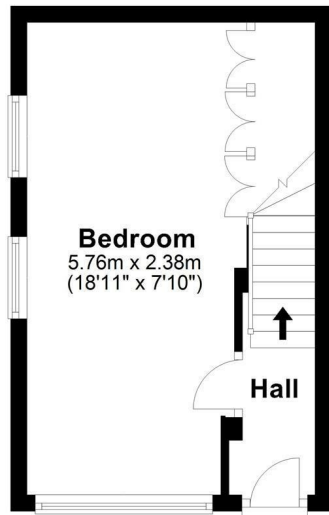
£1,450 Per month



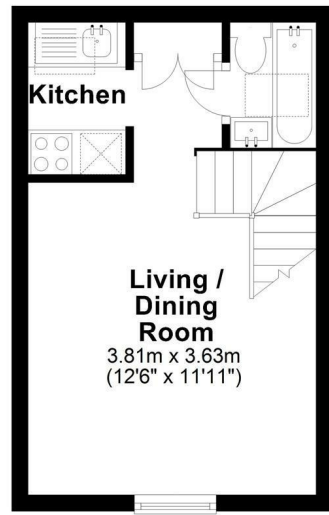


# Floor Plan

**Ground Floor**  
Approx. 19.4 sq. metres (208.5 sq. feet)



**First Floor**  
Approx. 20.9 sq. metres (225.5 sq. feet)



Total area: approx. 40.3 sq. metres (434.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Accommodation

- Central location
- Fully furnished
- Newly decorated

A well-presented 1-bed furnished house full of character, located in the heart of the city center, within walking distance of all amenities and transport links.

On the ground floor beside the entrance, the bedroom offers a double bed with ample natural lighting as well as spacious integrated storage.

The first floor provides a kitchen space that includes all necessary appliances and in the living area, there is space for dining and living, including a dining table, chairs, and sofa. The bathroom is equipped with a shower over the bath, wc, and basin. The property is freshly painted and has laminate flooring throughout.

On-street parking is available with a resident permit, and the property also has gas central heating.

Council Tax Band: A EPC: E

What3words: ///rather.finishing.wooden



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		41	84
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](mailto:theteam@grayandtoynbee.com) Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

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