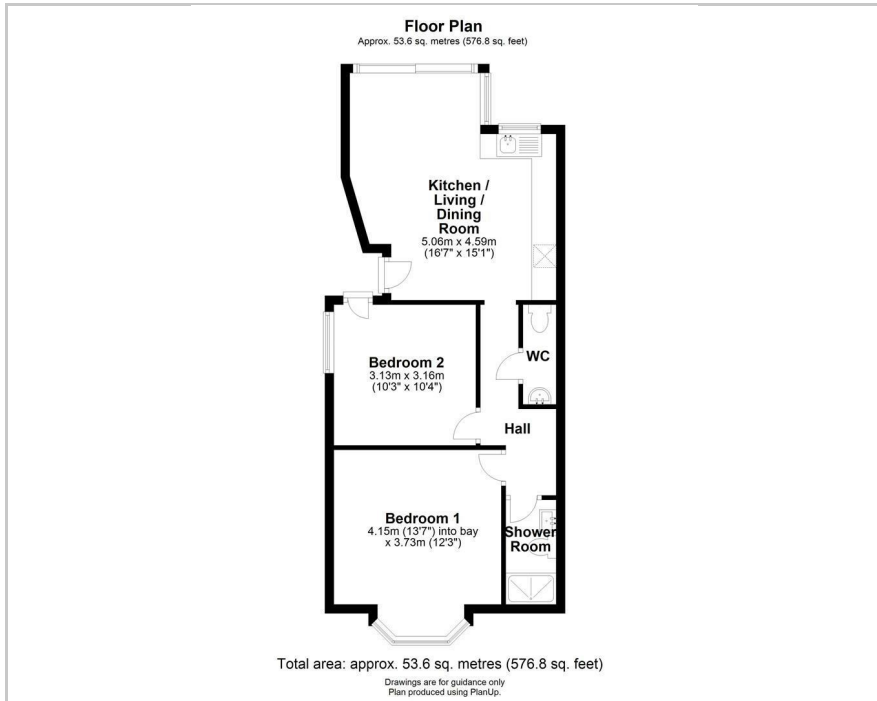




63c Victoria Road, Cambridge, CB4 3BW  
£1,675 Per month

## Floor Plan



## Accommodation

- 2 double bedrooms
- Private garden
- Victorian conversion

A well-planned 2 bedroom ground floor apartment with private garden, situated in a fantastic location within 350 meters of the River and City center beyond.

This well-appointed apartment is part of a Victorian conversion, the accommodation is well-planned and includes a private entrance to the open-plan living area which has full-height sliding doors to the rear garden, wood flooring, and a well-equipped kitchen area with fitted appliances. The hallway leads to the 2 double bedrooms one has a bay window. There is a refitted shower room and cloakroom.

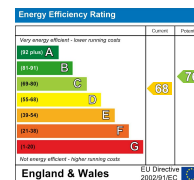
Externally there is a rear, enclosed, garden laid to lawn. The property is available furnished and the rent includes Virgin Full Fibre broadband charges. Permit parking is available via application to the Council.

Council tax: B EPC: D

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## Viewing

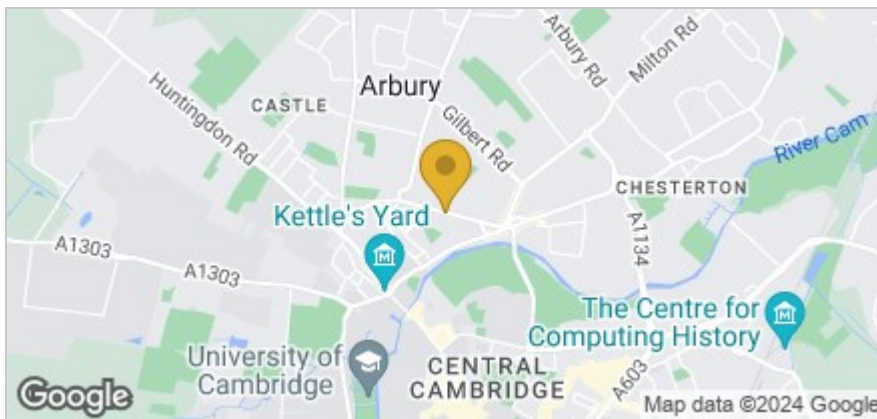
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



## Area Map



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.

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