

 GRAY
& TOYNBEE

9 Erasmus Close
Cambridge, CB4 3TJ

Offers in excess of £280,000



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- 2 bedroom flat
- Garden and parking
- No chain

A ground floor flat of about 600 sq ft, with two bedrooms and a very large, private garden.

This well-presented flat has no chain and is located in a quiet development conveniently located not far from Histon Road and Victoria Road.

The accommodation includes a hallway with useful storage, the living room has a gas fire and dual aspect including double doors to the garden and front aspect. The kitchen is fitted with a range of units. There are two bedrooms, both are a good size and one has built-in storage. The shower room has a basin and WC.

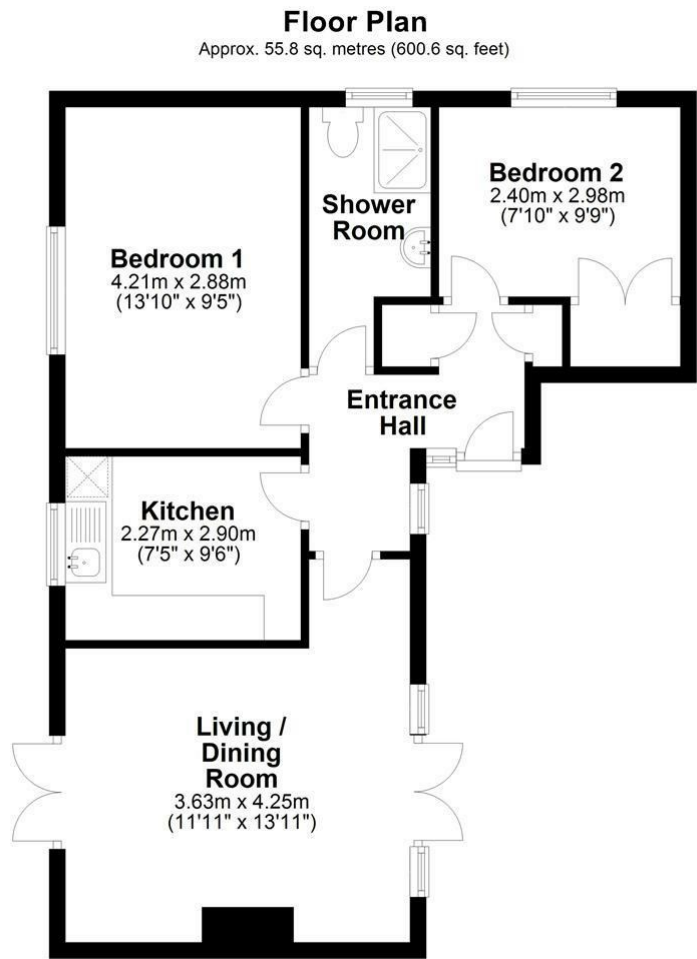
There is double glazing and gas central heating.

Outside there is a communal garden at the front and a parking area with an allocated space. The property has a private rear garden of a considerable size.





Floor Plan



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

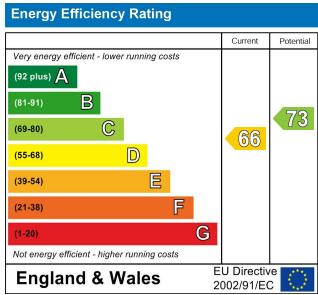
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold 157 years. Service charge £1557.60
Council tax band: B

Area Map



Energy Efficiency Graph



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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