

GRAY
TOYNBEE



Flat 3, 130 Victoria Road
Cambridge, CB4 3DZ

Guide price £280,000



130 Victoria Road

Cambridge, CB4 3DZ

- 2 bedroom duplex apartment
- Versatile accommodation
- Great location for access to the City
- No chain

A highly individual and well maintained 2-bedroom split-level apartment of about 600 sq. ft with no chain is conveniently located within easy walking distance of the river, Midsummer Common and the city centre.

There is a communal hall, which has stairs to the first-floor landing and the entrance to the apartment. The accommodation is well-presented and extremely versatile. It includes a hallway with access to the kitchen, which has been carefully designed and is well-fitted with integrated appliances. Off the kitchen is the living room/home office. There is also a bedroom and shower room off the hallway. Stairs from the hallway lead to a large, airy, south-facing bedroom or living room on the top floor. The accommodation is flexible and could be used as a two-bedroom home or works just as well as a one-bedroom layout with a home office or dining room.

The property has gas central heating and double glazing.





Outside there are paved communal areas providing space for bins and a secure bike area at the rear. A parking permit can be purchased for the neighboring streets.

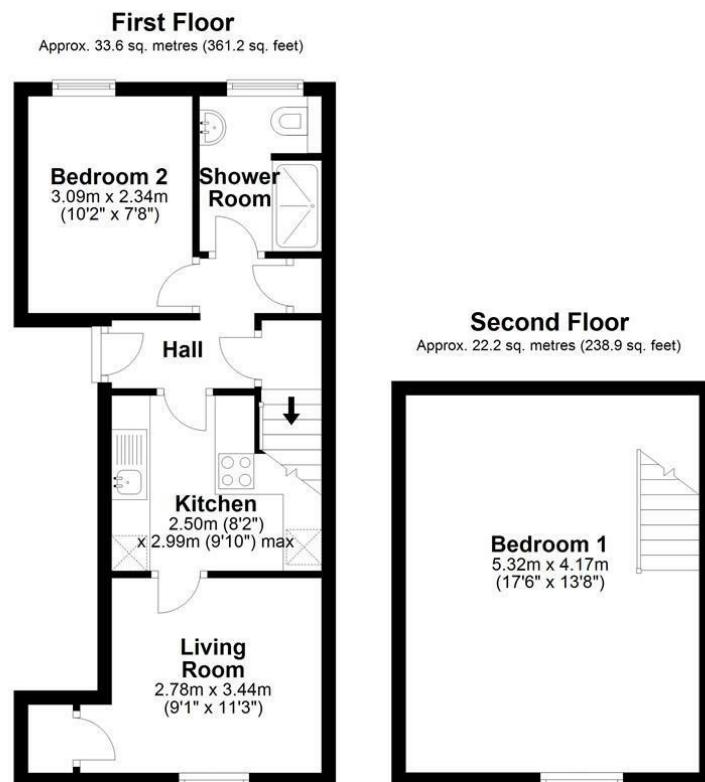
Victoria Road is a popular location and provides quick and easy access to the City by car and on foot. It has a variety of local, independent shops and cafes, as well as larger, convenience shopping nearby too. The River and Jesus Green are just a few hundred metres away beyond which is the very heart of the City. All in all a very popular and accessible location.

SAT NAV: CB4 3DZ

What3words: ///quiet.margin.cherry



Floor Plan



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

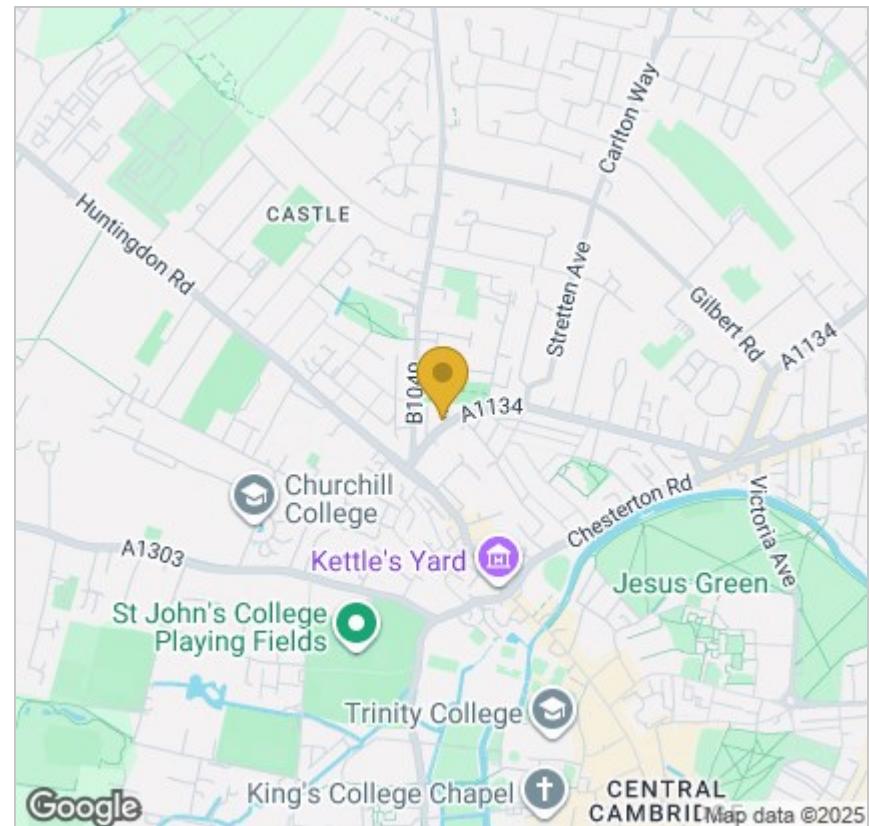
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold 135 years remaining, ground rent £250 p.a, service charge £500 p.a.
Council tax band: C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

