

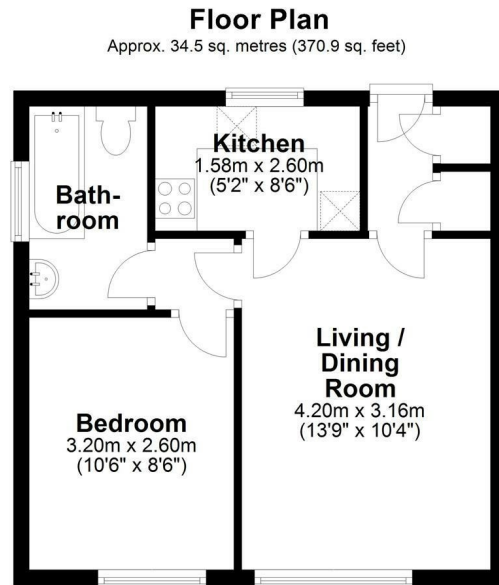


Marfield Court Arbury Road, Cambridge, CB4 2JA  
£1,200 Per month





## Floor Plan



Total area: approx. 34.5 sq. metres (370.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Accommodation

- Ground Floor Flat
- Allocated Parking
- Secure Cycle Store
- Unfurnished

This well-presented one-bedroom ground floor flat is set within a purpose-built development, quietly positioned back from Arbury Road. It enjoys a convenient location close to a variety of local amenities and offers excellent access to the Science Park, Business Park, and Cambridge North train station.

Inside, the property features a bright and generously sized living area, accessed via a welcoming hallway that includes two useful storage cupboards. The double bedroom is spacious and comfortable, while the bathroom is well-equipped and finished to a good standard. The separate kitchen comes fitted with a cooker, washing machine, and fridge/freezer.

The flat also benefits from an allocated parking space, secure cycle storage, and a private store cupboard.

Council Tax Band B EPC Rating C

[///thick.dream.goal](http://thick.dream.goal)



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)

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.

 GRAY  
TOYNBEE