



GRAY
TOYNBEE

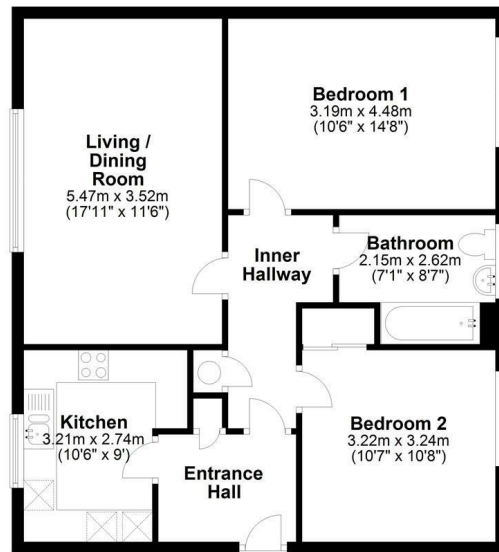


9 Alliance Court, Hills Avenue, Cambridge, CB1 7XE
£1,575 Per month



Floor Plan

Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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	EU Directive 2002/91/EC	
		76
	64	

- Parking available
- Top floor flat
- 2 double bedrooms
- Excellent location

Second floor unfurnished two bedroom flat with off-street parking, available immediately. The property is conveniently located within walking distance of both Addenbrooke's Hospital and Cambridge Station.

On entry, the hallway includes a cloakroom and leads to a well-equipped kitchen fitted with a hob, extractor, oven, microwave, fridge freezer, dishwasher, washing machine, sink, and ample cupboard and worktop space.

Both bedrooms are generously sized doubles, one of which benefits from integrated wardrobe storage. The bathroom is spacious and features a shower over bath, WC, basin, heated towel rail, mirror, and window for natural light and ventilation.

The living room overlooks the green communal area of the development, offering a bright and versatile carpeted space with a large window and a serving hatch to the kitchen.

The property benefits from a secure communal entrance and excellent transport connections to the city centre, with a bus stop on the corner and all other key links nearby.

///herbs.cups.clock

CT Band: C EPC: D



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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