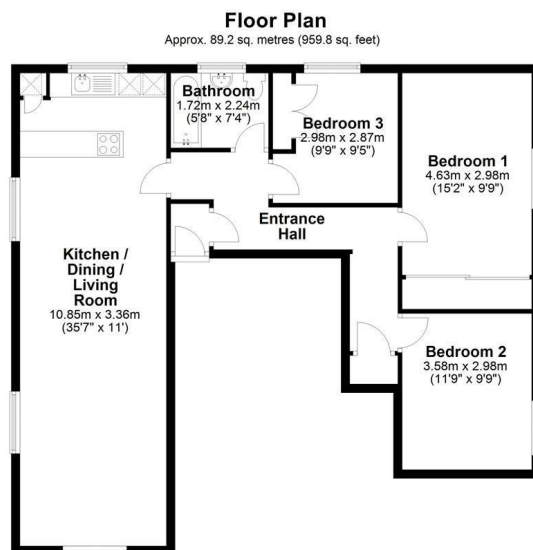




10 Carlton Court, Carlton Way, Cambridge, CB4 2BX
£1,900 Per month

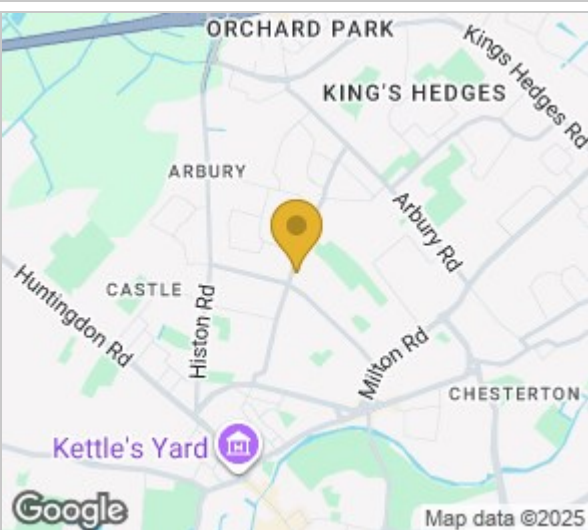
CARLTON COURT





Total area: approx. 89.2 sq. metres (959.8 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	
	70	74

- Excellent space
- Off-street parking
- Available immediately
- Fully Furnished

A spacious three bed fully furnished ground floor apartment close to Cambridge City Centre and within easy reach of the Science and Business Parks.

Access is via a secure entry system leading into a welcoming hallway. Directly ahead is the bathroom with a shower over bath, tiled flooring, w/c and basin, plus a window for ventilation. Next to this is the smallest bedroom, newly carpeted with a single bed, double window and built in wardrobe, ideal as a guest room or study.

Further along the hall are the two larger bedrooms. Both offer generous space, new carpets and double beds. The principal bedroom features a large mirrored built in wardrobe. The second bedroom includes a freestanding oak wardrobe with matching bedside tables and a desk. A handy storage cupboard sits just outside.

At the end of the hall is the bright open plan living, dining and kitchen area, benefiting from triple aspect windows that bring in plenty of natural light. The kitchen includes integrated tall fridge freezers, dishwashers, an induction hob and oven, a sink and ample cupboard and worktop space. Separate washer and dryer units are housed in a dedicated cupboard.

The living space is comfortably furnished with two sofas, a large dining table, TV stand, coffee table and soft furnishings, creating a warm and practical environment.

Available immediately for sharers or families, with a parking space, a garage and access to a secure bike store.

Council Tax Band: C EPC: C

///warm.snake.eggs



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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