



## 45 Grafton Street, Cambridge, CB1 1DS

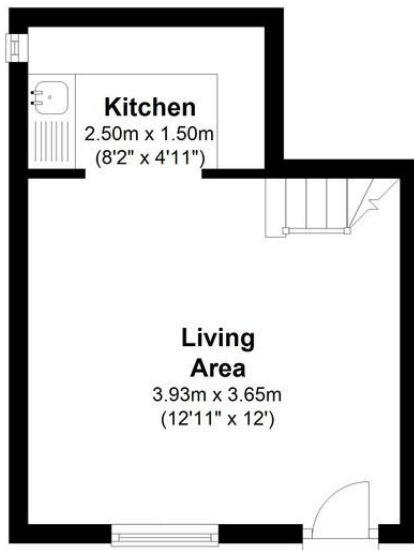
An unfurnished one bedroom house set within this popular street in central Cambridge. The property comprises living area, kitchen, bedroom and en-suite shower room. The water bill is included in the rent. The property is managed by RAH. Council Tax Band - C EPC Rating - F

£895 pcm

- One bedroom house
- En-suite shower room
- In the heart of the city centre
- Water bills included in rent

## Ground Floor

Approx. 18.3 sq. metres (197.5 sq. feet)



## First Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 32.7 sq. metres (351.9 sq. feet)

All measurements are approximate and for illustrative purposes.

Plan produced using PlanUp.

### GENERAL INFORMATION

**Postcode:** CB1 1DS

#### Services

Mains electricity, water and drainage are connected to the property

#### Fixtures

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

#### Statutory Authorities

Cambridge City Council

#### Viewing

Strictly by appointment through the vendor's sole agents  
Redmayne Arnold and Harris

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.