



Victoria Road, Cambridge, CB4 3BU



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Cambridge,
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A 1 bedroom apartment in a convenient North City location. The well proportioned accommodation comprises entrance hall with stairs rising to landing, open plan living room with kitchen, 1 double bedroom and shower room. We regret no pets. NO PARKING. Unfurnished. Available from 12/08/2024. EPC: E and Council Tax Band: B.

LOCATION

Located on Victoria Road in the Arbury ward of Cambridge on the north side of the city. Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.9 miles), Cambridge Science Park (2.0 miles), Cambridge railway station and CB1 Business District (2.1 miles) and A14 at Junction 32 (1.5 miles). Distances approximate.



£1,175 PCM





ENTRANCE HALL

with stairs rising to:

LANDING

the open plan living room/kitchen, bedroom and shower room are accessed off the landing.

OPEN PLAN LIVING ROOM/KITCHEN

maximum room dimensions.

LIVING AREA

with 2 windows to the front aspect and open to:

KITCHEN AREA

fitted with base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hobs and undercounter fridge.

BEDROOM

with 2 sets of built in double wardrobes and window to front aspect.

SHOWER ROOM

with shower enclosure, WC, wash basin with mirror above, 2 windows to rear aspect and built in cupboard housing gas boiler.

CORNER STORE ROOM

with window to rear aspect and housing a washing machine.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

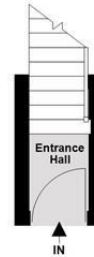
Holding Deposit - £271

Deposit - £1355





Ground Floor
Approx. 1.4 sq. metres (15.3 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

