

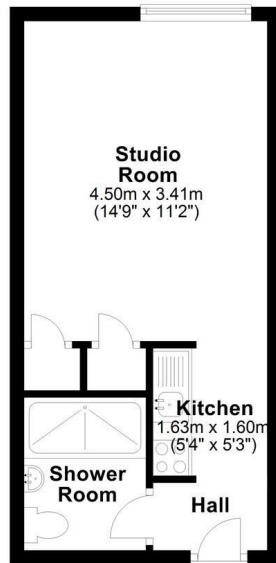
614 Mayflower House, Cambridge, CB4 1TR  
£1,200 Per month





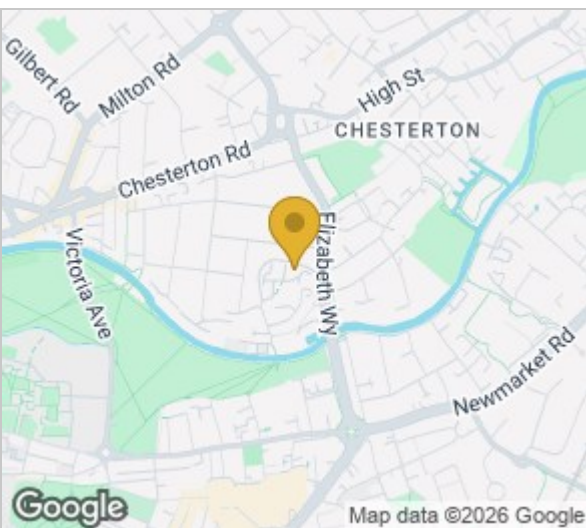
## Floor Plan

**Floor Plan**  
Approx. 24.5 sq. metres (263.6 sq. feet)



Total area: approx. 24.5 sq. metres (263.6 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

- Lift to all floors
- Off street parking
- Water included
- Furnished

This is a top-floor studio flat with a galley-style kitchen and a separate shower room. The flat is available furnished with a chest of drawers, double bed, sofa bed and table and chairs. There are also two further integrated storage cupboards. The shower room is modern with an electric shower, wc, basin, and vanity unit.

The block has a communal laundry facility on the ground floor for residents' use. There is parking with the property and the rent includes water charges.

Mayflower House is set in particularly attractive landscaped grounds in a near central part of Cambridge close to the river. The location is convenient for access to the central city area, the Science Park, the Grafton Centre, and Midsummer Common. Cambridge Station is less than a mile and a half away.

Council Tax Band: A. EPC Rating: D

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TOYNBEE**