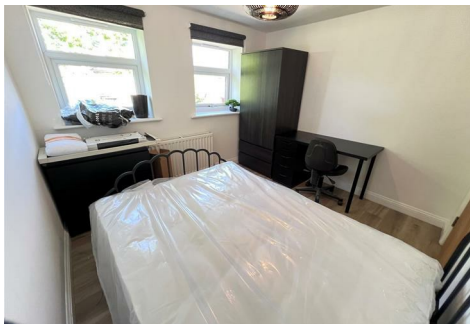


# EMBASSY

LETTINGS & MANAGEMENT



## 75 Oak Tree Avenue, Cambridge, CB4 1AZ

**£775 Per month**

The property is located a few minutes walk from the centre of Cambridge, with easy access to the North or South of Cambridge Centre via foot, bicycle or public transport.

The picturesque river Cam and Mid Summer Common are a few minutes walk away, as is the centre of Cambridge City.

Spacious newly refurbished double room in a shared property.

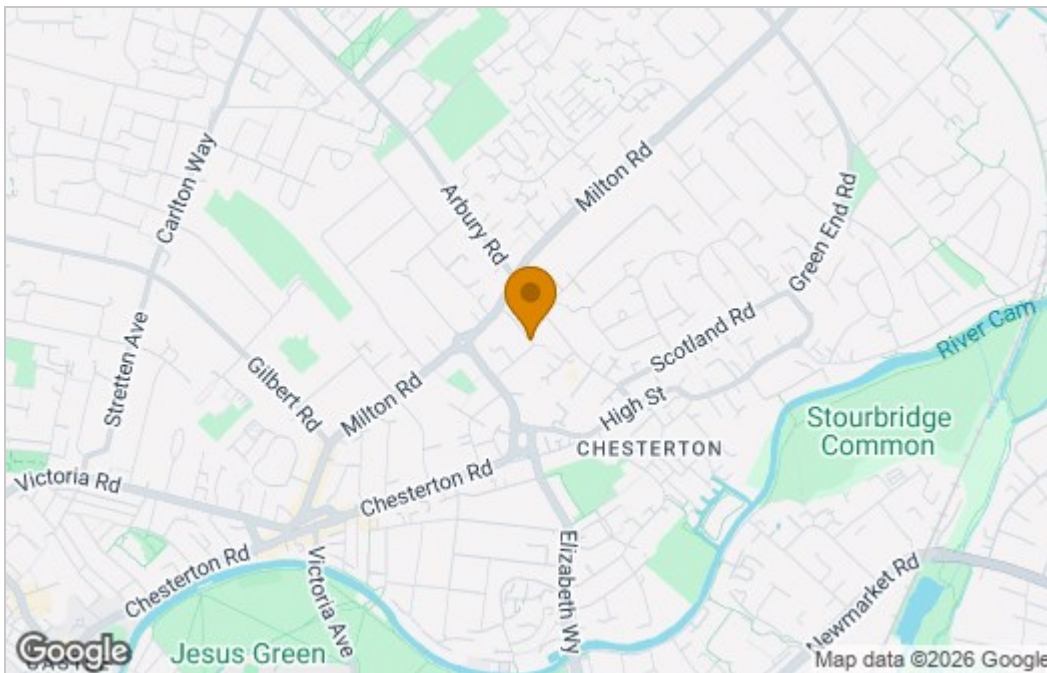
Fully furnished first floor room, includes double bed, wardrobe, chest of drawers & desk, for single occupancy only.

The shared property consists of 6 bedrooms sharing 2 Bathrooms.

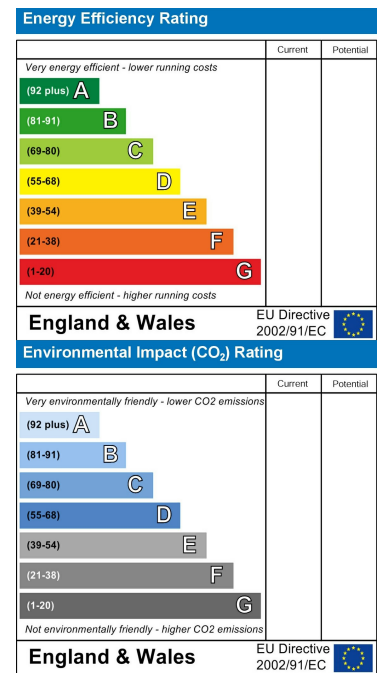


# Floor Plan

## Area Map



## Energy Efficiency Graph



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.