



St. Matthews Gardens | | Cambridge | CB1 2PJ

£1,500

COOKE  
CURTIS  
& CO

## Key features

- 39sqm / 419sqft
- 1 bed, 1 bath, 1 recep
- EPC - C/71
- Council tax band - C
- Electric heating
- Allocated underground secure parking
- Bike storage
- Available Now

## Description

A well-presented one bedroom apartment situated in a sought-after modern development, offering bright and spacious accommodation throughout with attractive communal grounds views.



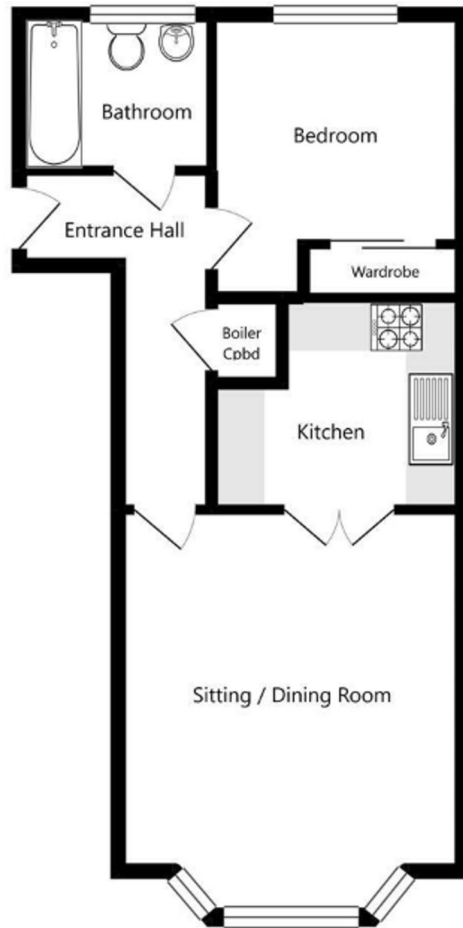
## Directions




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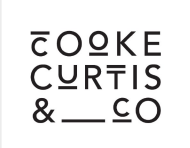
# Floor plans



**Total Area: 398 sq ft ... 37 sqm**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Council Tax Band C    EPC Rating C**



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