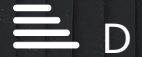
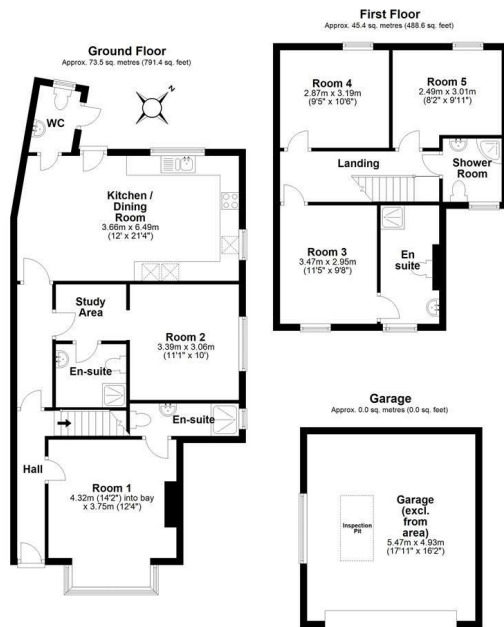




Room 1, 83 Garden Walk, Cambridge, CB4 3EW  
£850 Per month





- Refurbished Throughout
- Close To City Centre
- Available For Immediate Occupation
- Fully Furnished

This newly refurbished ensuite double room provides a fantastic opportunity to live in a high quality shared home, conveniently positioned for access to Cambridge city centre and the River Cam.

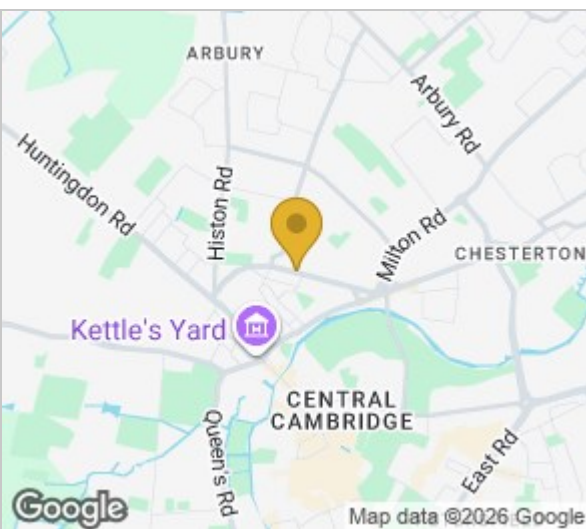
The property has been refurbished to an excellent standard throughout, creating a bright, modern and comfortable living environment. The shared kitchen has been thoughtfully finished with brand new appliances, providing tenants with a clean, practical and stylish space for day to day use.

The room itself is a well proportioned double and is available furnished for immediate occupation. It also benefits from its own ensuite shower room, offering additional privacy and convenience.

All bills are included, making this a straightforward and convenient option for tenants looking for an easy move into a modern shared home.

The property is set in a popular and well connected Cambridge location, within easy reach of the city centre, local amenities and riverside walks along the River Cam. Its position makes it well suited to those looking to enjoy central Cambridge living while still benefiting from a more peaceful residential setting.

///mash.thus.civil



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		64	81

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.

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