

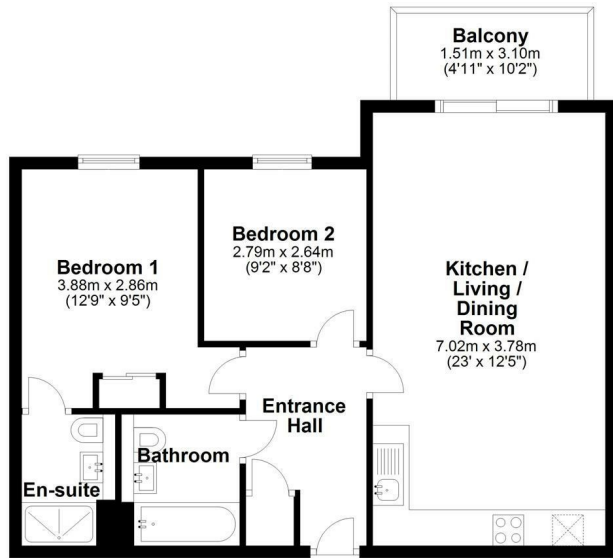


7 Edeva Court, Cambridge, CB1 8AF  
£1,750 Per month



### Floor Plan

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 metres (660.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Secure Allocated Parking
- Close to Addenbrookes
- Available Unfurnished
- Balcony Outdoor Space

A modern and well-presented two bedroom apartment extending to approximately 660 sq ft, featuring a private balcony, secure parking, and a lovely outlook over school playing fields.

A secure communal entrance leads to the first floor, where the accommodation is well planned and includes an entrance hall with a useful storage cupboard. The impressive open plan living space incorporates a contemporary kitchen, fitted with a range of units, granite worktops, and integrated Bosch appliances including a fridge freezer, dishwasher, washer dryer, oven, hob, and extractor. The living area is a generous size and benefits from sliding doors opening onto the balcony, enjoying attractive views across the school playing fields.

There are two well proportioned bedrooms, one of which features a fitted wardrobe and a stylish en suite shower room. The main bathroom is equally well appointed, with both bathrooms benefitting from dual fuel towel rails, large mirrors, and ceramic tiled flooring.

Additional features include gas central heating, double glazing, and an intercom entry system.

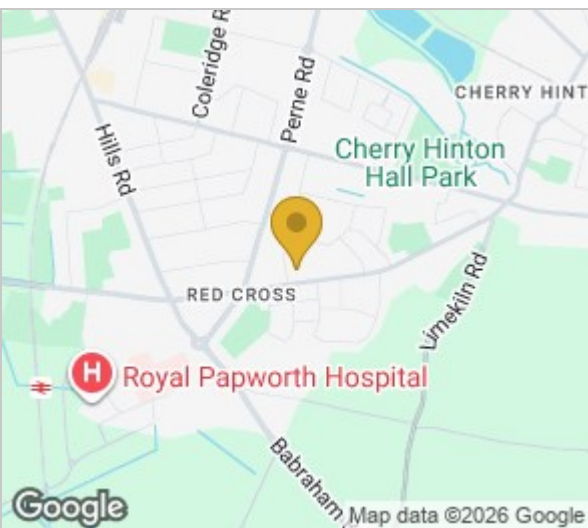
Edeva Court is a gated development built in 2015, offering allocated parking for one car along with bike and bin storage. Tucked away off Wulfstan Way, yet just moments from Queen Ediths Way, the property is ideally located for access to Addenbrooke's and ARM, as well as a range of nearby amenities including shops, pubs, and green spaces.

Council Tax Band C & EPC Rating B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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	



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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