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## 17 Laburnum House

The Beeches, Woodhead Drive, Cambridge, CB4 1FY

£1,250 PCM

Attractive, conveniently located, 1 bedroom flat. Second floor, unfurnished. Located close to Science Park, Cambridge North mainline train station, A14/M11, Local Bus/Guided Bus Stops and all local amenities. Easy access Cambridge city centre. Economy seven modern electric heating. Entry phone. Allocated parking. Suit single/professional couple. Available to let now . Early viewing recommended.

This property is well presented, with updated bathroom , in attractive surroundings and quiet, residential north Cambridge neighbourhood. The flat comprises:

Entrance hall with 2 large storage cupboards and entry phone system.  
Reception room with Juliette balcony door and space for sofa and dining area .  
Modern kitchen; equipped with electric hob/oven, washer/drier and fridge. Room for small breakfast table .  
Double bedroom with fitted wardrobe. Bathroom - Tiled with white suite and shower over bath . Loft Storage.  
Modern electric thermostatically controlled radiators.  
Carpeted living areas. Available to let immediately.

### Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



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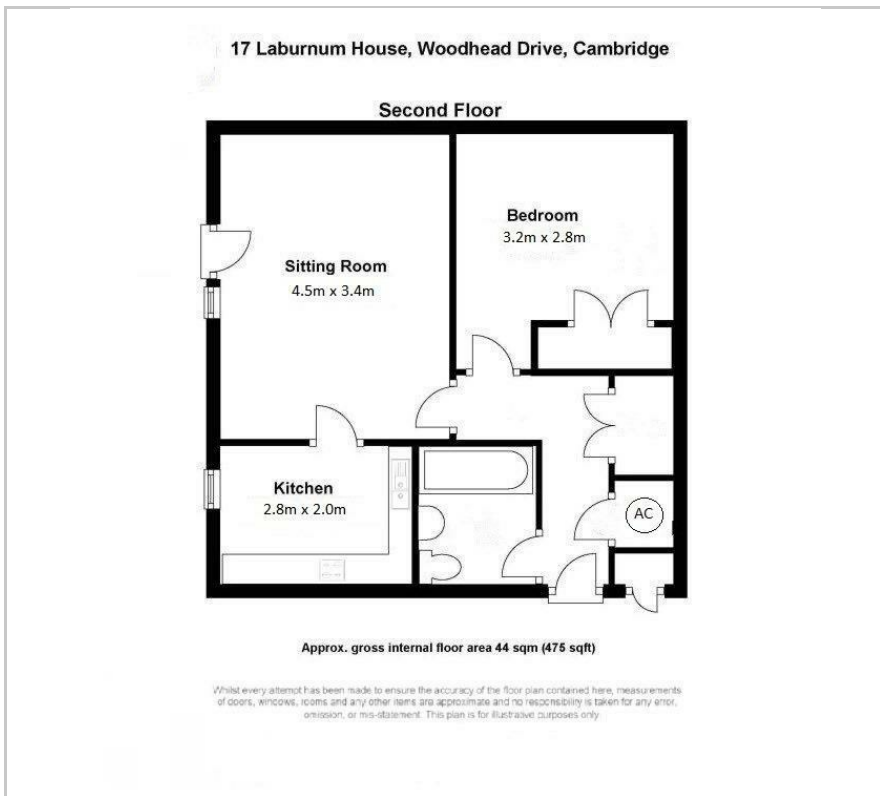


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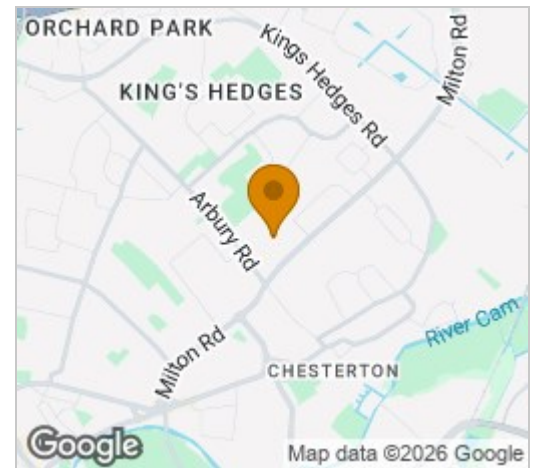


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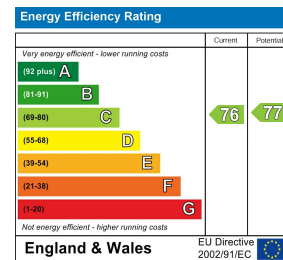
## Floor Plan



## Area Map



## Energy Efficiency Graph



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