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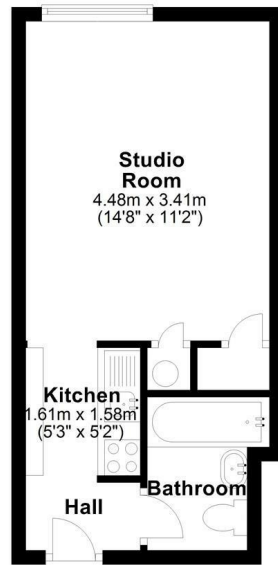


516 Mayflower House, Cambridge, CB4 1TR
£1,230 Per month



Floor Plan

Approx. 24.3 sq. metres (261.7 sq. feet)



Total area: approx. 24.3 sq. metres (261.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Off Street Parking
- Lifts to all floors
- Communal Gardens
- Water Included

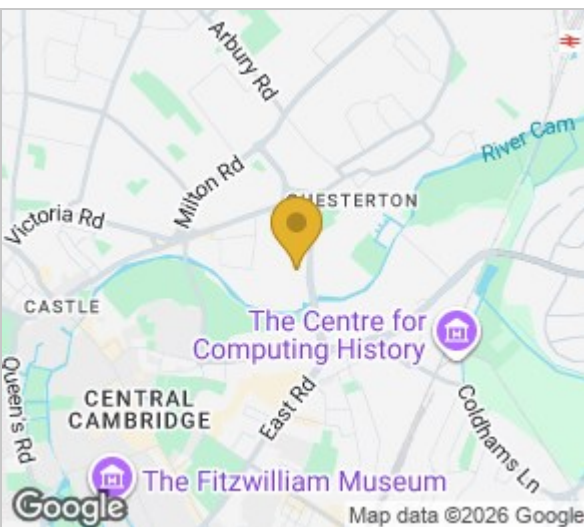
This studio flat is located on the fifth floor of this popular development, and has a galley-style kitchen and a separate shower room. The flat is available furnished with a chest of drawers, double bed, sofa bed and table and chairs. There are also two further integrated storage cupboards. The shower room has an electric shower, wc, basin, and vanity unit.

The block has a communal laundry facility on the ground floor for residents' use. There is parking with the property and the rent includes water charges.

Mayflower House is set in particularly attractive landscaped grounds in a near central part of Cambridge close to the river. The location is convenient for access to the central city area, the Science Park, the Grafton Centre, and Midsummer Common. Cambridge Station is less than a mile and a half away.

Council Tax Band: A. EPC Rating: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	

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.