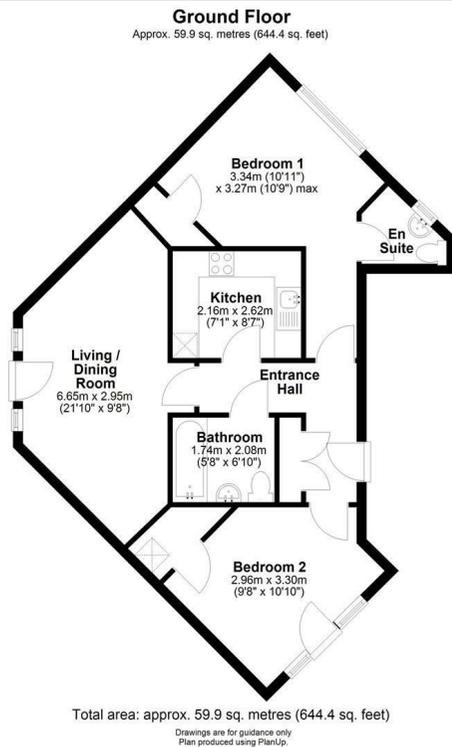




62 St. Matthews Gardens, Cambridge, CB1 2PJ
£1,700 Per month





- Ground floor
- Available Immediately
- Underground parking
- Unfurnished

A well presented two bedroom ground floor apartment in an excellent city centre location, available for immediate occupation.

Accessed via a secure entry system, this thoughtfully designed unfurnished apartment offers comfortable and well balanced accommodation, making it an ideal home for professional sharers, a couple, or a small family. The first bedroom overlooks the front of the development and is a well proportioned room that could work equally well as a bedroom or home office. There is also a Juliet balcony and a useful storage cupboard housing the gas boiler. The principal bedroom is more spacious and benefits from a built in wardrobe and a generous en suite shower room with shower, WC, basin, mirrored cabinet, and window. Both bedrooms are carpeted and well sized.

Off the hallway, the enclosed kitchen provides excellent storage with a range of high and low level cupboards. It is fitted with a sink, large integrated dishwasher, electric hob and oven with extractor fan, tall integrated fridge freezer, and plumbing for a washing machine.

Opposite the kitchen is the main bathroom, which is well maintained and fitted with a shower over the bath, WC, basin, and mirrored cabinet.

The open plan living and dining area is bright and versatile, with ample space for both seating and dining. Juliet balconies and windows on either side allow plenty of natural light to fill the room.

Located within the ever popular St Matthews Gardens development, the property is within walking distance of the city's amenities. Further benefits include gas central heating, double glazing, and secure underground parking.

Available immediately on an unfurnished basis.

EPC: B & Council Tax Band: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com