



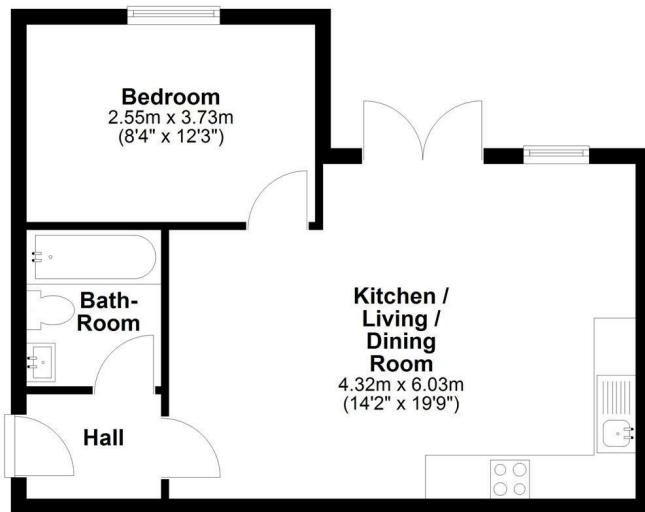
Flat 3, 147 St Neots Road, Cambridge, CB23 7QJ  
£1,250 Per month



B

## Floor Plan

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 40.5 sq. metres (435.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- New Development
- Available Immediately
- Unfurnished
- EV Charging & Allocated Parking

A brand new, purpose built apartment block offering modern one bedroom accommodation with allocated parking and EV charging. The property extends to approximately 470 sq ft and is ideally positioned for excellent access to Cambridge, as well as key routes including the A428 and M11.

Accessed via a communal entrance hall, the apartments feature an open plan living and dining area, finished in neutral tones with contrasting vinyl flooring and contemporary light grey kitchen units. The kitchen is well equipped with integrated fridge freezer and washing machine, Bosch hob and oven with extractor hood, along with ample cupboard and worktop space and a stainless steel sink.

The bedroom is a well proportioned double room with continued flooring and a window providing good natural light.

The bathroom is finished with dark tiling and comprises a WC, basin with vanity unit, heated towel rail, illuminated mirror and a shower cubicle with both rainfall and handheld shower fittings.

The property is offered unfurnished and is available for immediate occupation.

There are two one bedroom apartments available, both situated on the ground floor. Apartment 2 overlooks the front gardens, while Apartment 3 benefits from a rear aspect.

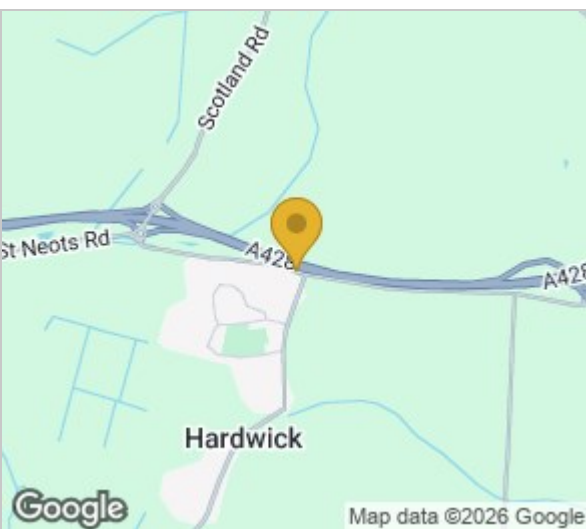
Further features include an intercom system, central heating throughout and cycle storage located within the communal garden.

Council Tax Band: TBC & 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>88</b>	<b>88</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.