

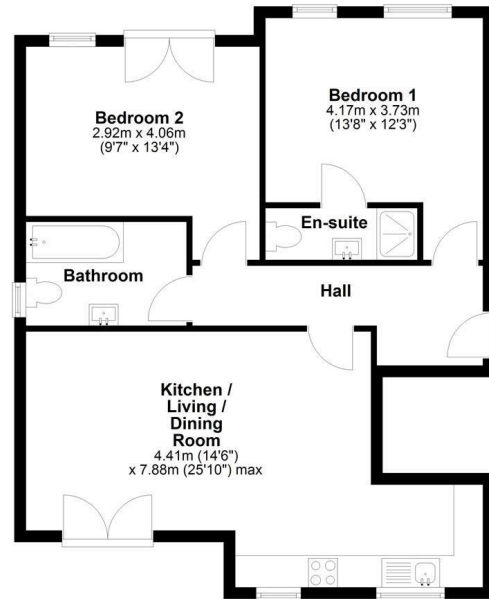


Flat 4, 147 St Neots Road, Cambridge, CB23 7QJ  
£1,400 Per month



### Floor Plan

Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 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 contemporary two bedroom accommodation with allocated parking and EV charging. The apartments extend to approximately 730 sq ft and are ideally situated for excellent access to Cambridge, as well as key routes including the A428 and M11.

Accessed via a communal entrance hall, each apartment features a bright open plan living and dining area, finished in neutral tones with contrasting vinyl flooring and modern light grey kitchen units. The kitchens are well equipped with integrated fridge freezer and washing machine, Bosch hob and oven with extractor hood, along with ample cupboard and worktop space, a stainless steel sink and patio doors opening to the front of the property.

The bedrooms are well proportioned doubles, with large windows allowing for good natural light. The principal bedrooms include an en-suite, finished to the same high standard as the main bathroom, with a shower cubicle.

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

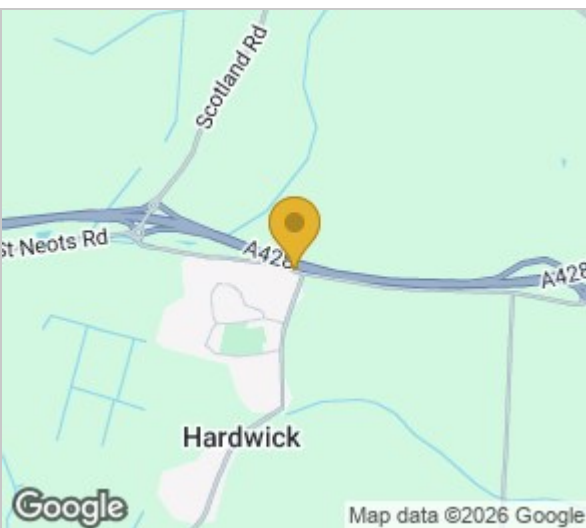
The properties are offered unfurnished and are available for immediate occupation.

There are four two bedroom apartments available. Apartment 1 is located on the ground floor. Apartment 4 benefits from a Juliet balcony. Apartments 6 and 7 are situated on the second floor, all enjoying both front and rear aspects.

Further features include an intercom system, central heating throughout and cycle storage 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.

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