



2 The Light Building Brooklands Avenue, Cambridge, CB2 8DG

£1,850 Per month

- Cambridge City Centre
- Addenbrookes Hospital
- Cambridge Train Station
- Easy access to M11, A14

2 The Light Building Brooklands Avenue, Cambridge

CR2 8DG

A well-presented, unfurnished one-bedroom ground floor apartment, ideally situated on the highly sought-after Brooklands Avenue.

The property offers a spacious double bedroom with fitted wardrobes, a modern family bathroom, and a bright open-plan living, dining, and kitchen area. The kitchen is well-equipped with modern units and appliances, while the lounge benefits from sliding patio doors opening onto a private, south-facing garden.



Council Tax Band: C



Hallway

Video entry phone system

Bedroom

Large double bedroom with fitted cupboards. Laid to carpet.

Kitchen

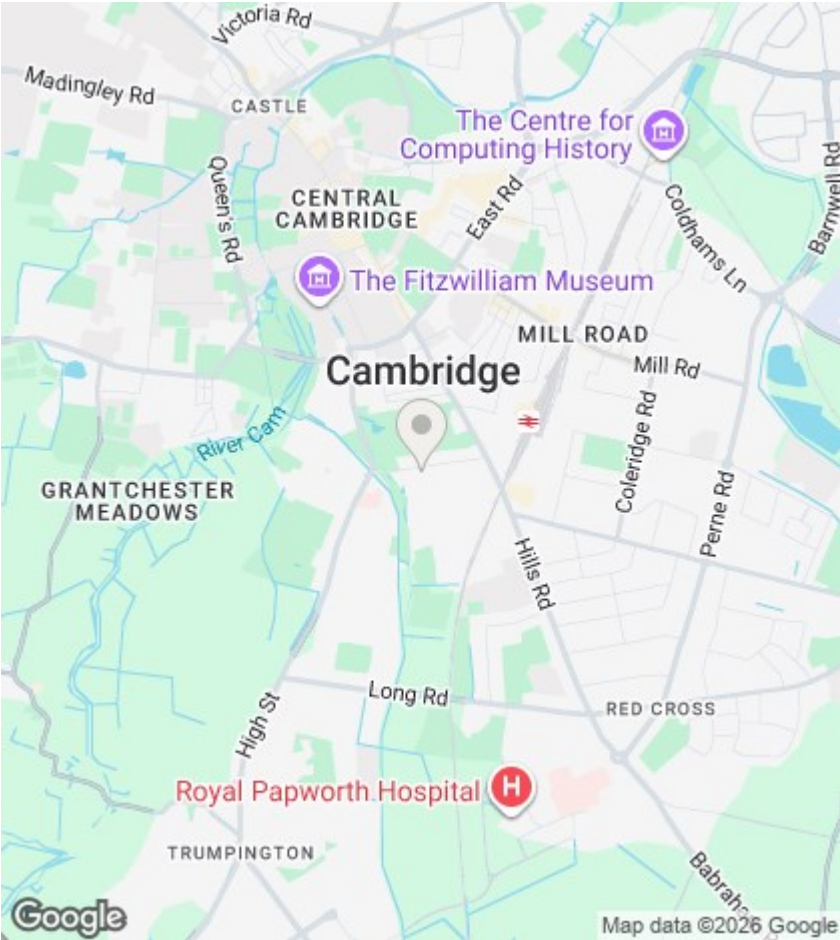
The kitchen/diner is modern, fully fitted and includes a dishwasher and washing machine

Lounge/dining room

Good size, Open-plan/sitting room with a sliding patio door that leads to a private South facing garden.

Bathroom

Full suite, to include a mains fed shower over bath, wash basin and W/C



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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