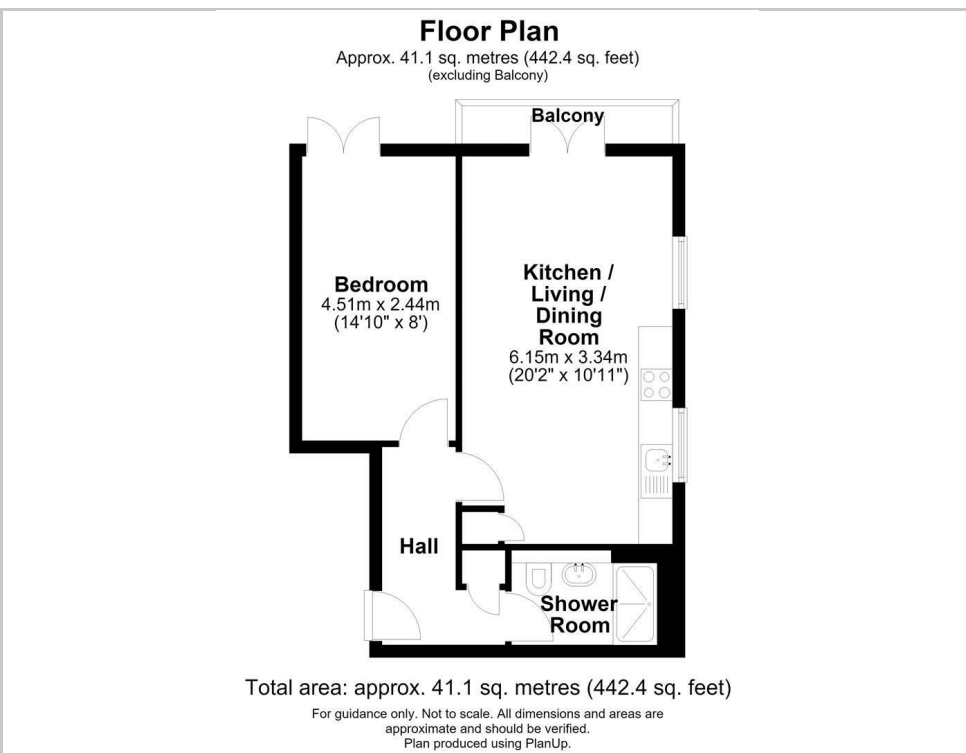


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  C



- Allocated Parking
- Available October
- Furnished
- All Amenities Closeby

A modern and well-presented one-bedroom second-floor apartment, offered fully furnished and benefitting from an allocated parking space.

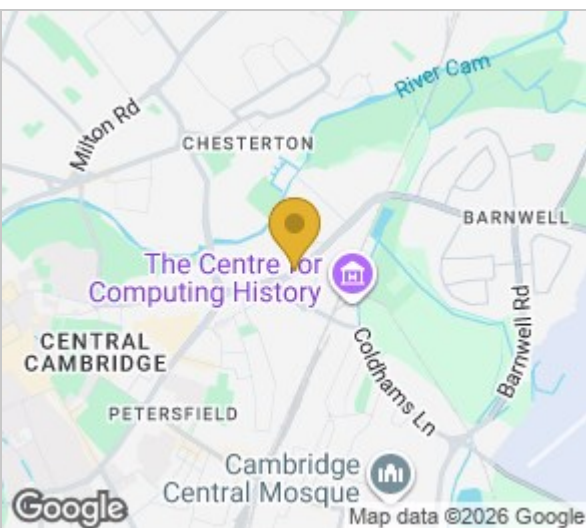
Accessed via a secure communal entrance, the apartment opens into a central hallway providing access to all rooms. The open-plan kitchen and living area is bright and contemporary, with a sleek fitted kitchen and comfortable living space. Positioned to the rear of the building, the room enjoys a pleasant corner aspect with windows to the side, together with access to a private balcony providing useful outdoor space.

The bedroom is a generous double and benefits from a large Juliet balcony, allowing for plenty of natural light.

The modern bathroom is fitted with a large shower enclosure, mirrored vanity unit and WC, with a skylight adding further natural light. There is also a separate utility cupboard housing a washer dryer.

Ideally located, the apartment is within easy reach of the nearby retail park and a wide range of shops and supermarkets, while Cambridge city centre is readily accessible on foot or by bicycle.

Council Tax Band: A EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
	74	82

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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