

GRAY TOYNBEE

4 Australia Court, Oxford Road

Cambridge, CB3 0JA

Offers over £343,000

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- Share of Freehold
- Excellent condition
- Looks out onto University sports fields
- Parking, garage & storage

A spacious two bedroom apartment in a rarely available development, occupying a fantastic location within walking distance of the city centre. Presented in excellent condition throughout, the property also benefits from private parking, a garage and useful outdoor storage.

Positioned on the first floor and accessed via a secure communal entrance, the apartment is neutrally decorated throughout and offers well planned accommodation. The hallway acts as the central point of the home, providing access to all principal rooms.

Both bedrooms are well proportioned doubles and are positioned on opposite sides of the apartment, offering a nice sense of separation and versatility. Both rooms are carpeted for added comfort, while the principal bedroom also benefits from integrated wardrobe storage.

The kitchen is an enclosed space and offers plenty of countertop space, along with a range of high and low level cupboards, a sink, space for a tall freestanding fridge freezer, connection for white goods and room for a freestanding cooker. A large















window also ensures the room enjoys good natural light.

The living and dining room is decorated in the same neutral tones, creating a bright and welcoming space that connects naturally with the rest of the apartment. There is ample room for both seating and dining arrangements, while the tall radiator provides a modern touch and the large windows allow excellent natural light into the room.

The bathroom is also well proportioned and comprises a shower over bath, heated towel rail, WC, basin and large window. The apartment further benefits from three useful internal storage cupboards.

Each flat within the development benefits from a garage and outdoor storage, with residents also enjoying access to beautifully maintained communal gardens.

With a long lease and excellent presentation throughout, this is a rare opportunity to acquire a superb apartment in a fantastic position, offering an attractive approach into the city centre.

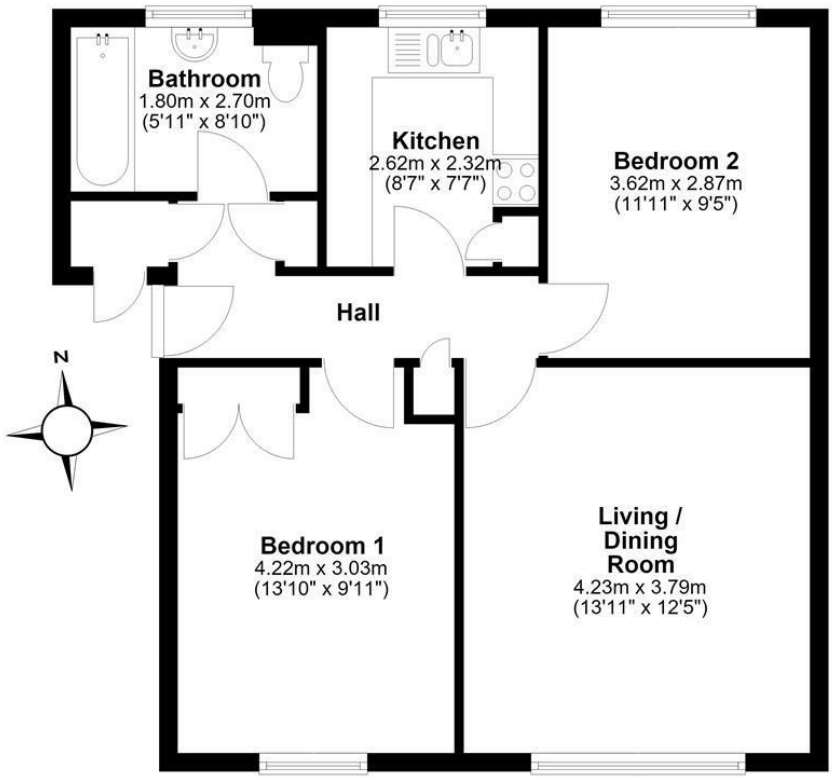




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Floor Plan

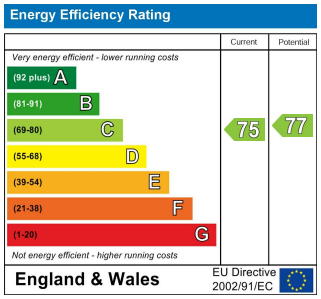
Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold

Council tax band: C

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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