

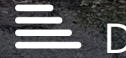


GRAY
TOYNTON



2a Mawson Road, Cambridge, CB1 2EA

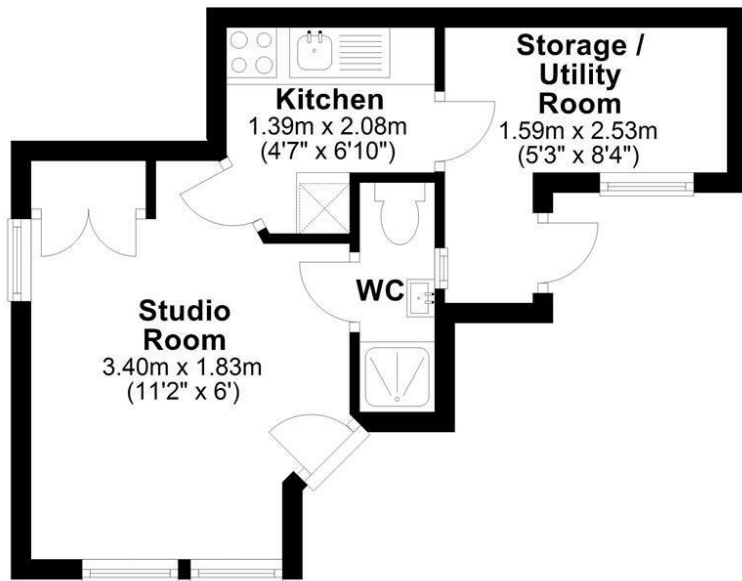
Guide price £175,000



Floor Plan

Floor Plan

Approx. 21.9 sq. metres (235.3 sq. feet)



Total area: approx. 21.9 sq. metres (235.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Studio apartment
- No chain
- Useful utility/store
- Just off Mill Road

A ground-floor, studio apartment situated just off Mill Road, one of the City's most popular locations, perfect for a first-time buyer or investor.

This purpose-built apartment is one of just two individual properties, both of which are available, located just off Mill Road so within walking distance of all the amenities this area has to offer.

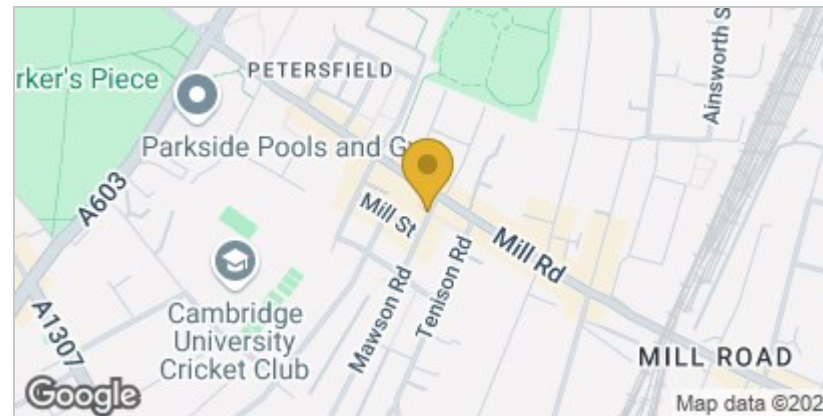
The accommodation is compact but well-designed and is accessed from a secure hallway shared with the first floor property. The living room is located at the front and has wood flooring and a storage/airing cupboard housing the water cylinder. The kitchen has fitted units and an oven, hob and extractor and space for a fridge. There is a shower room with a basin and a WC.

The property has double glazing and gas central heating.

Outside, there is a small storage yard which is shared with the neighbouring property. This also provides access to the utility/store room.

Tenure: Leasehold - Share of freehold

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



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			
		62	79
		EU Directive 2002/91/EC	

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