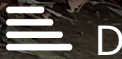
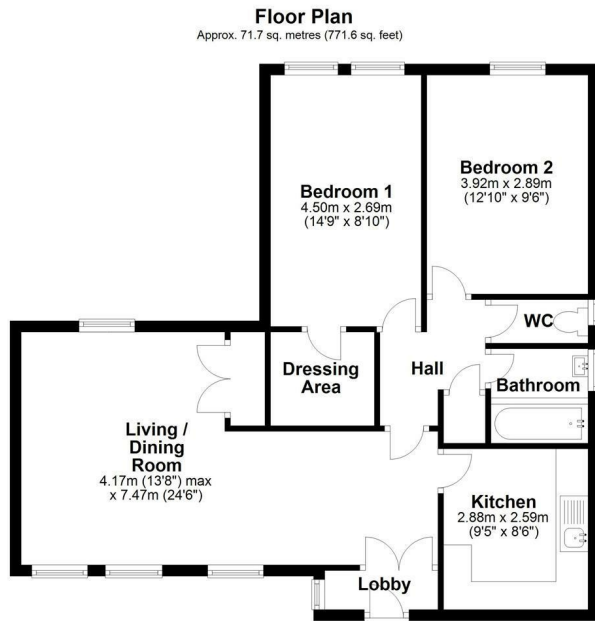




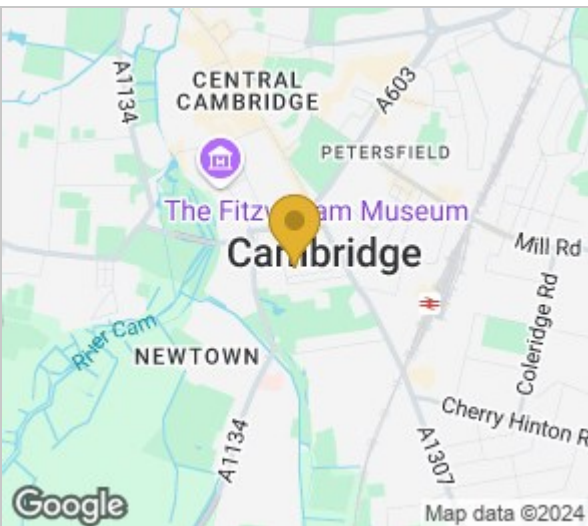
24 Russell Court, Cambridge, CB2 1HW
£1,700 Per month



Floor Plan



Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Accommodation

- Unfurnished
- Available immediately
- City Centre location

A well-presented, top-floor, two-bedroom apartment located in a small residential development in the heart of the city.

This spacious and well-maintained property offers bright, airy accommodation. Positioned on the top floor of a two-story block, the apartment is accessed via a communal external staircase.

On entry, a small porch with coat hooks leads to an open-plan living and dining room featuring double-aspect windows that provide abundant natural light. The room also includes a large shelved storage cupboard and an additional storage unit. The modern kitchen includes a large fridge-freezer, induction hob, oven, integrated dishwasher, and washing machine.

The primary bedroom is a generous double with ample wardrobe space, fitted with clothing rails and cupboards. The second bedroom, also a double, overlooks the development's communal green spaces. The property features separate toilet and bathroom facilities, with the bathroom including a bath but no shower.

Available unfurnished, the apartment is carpeted throughout, except for the kitchen and bathroom, which have tiled floors, and is heated by gas central heating.

Russell Court is just moments from Brookside and the amenities of Hills Road. A residential parking permit can be obtained through the Council.

Council Tax Band: C EPC: D

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.



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com



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