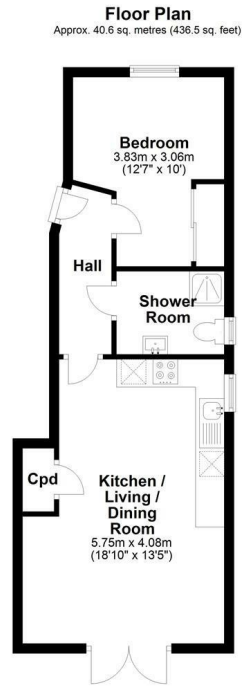




Flat 1, 208 Victoria Road, Cambridge, CB4 3LG
£1,350 Per month

Floor Plan



Total area: approx. 40.6 sq. metres (436.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

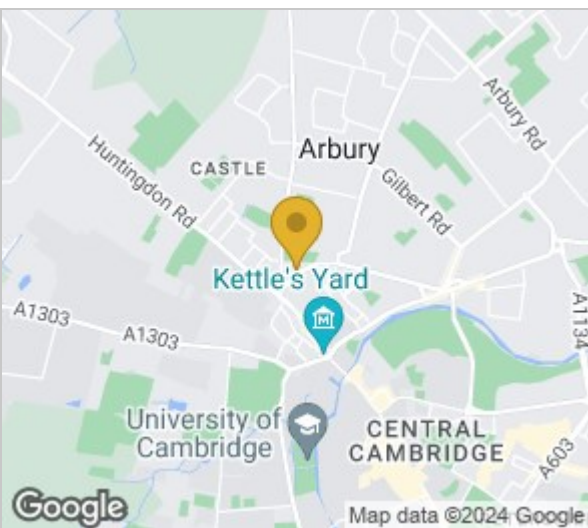
- Ground floor flat
- Furnished
- Gas central heating
- Available 5th July 2024

A very well presented one bedroom ground floor flat, located on Victoria Road in this small, purpose built block well located for access to the Science Park, Business Park and the City Centre.

Offered fully furnished, the flat consists of a double bedroom, shower room, living room and fitted kitchen with oven/hob, fridge, freezer and washing machine. It also benefits from a private courtyard garden and there is a secure cycle store. Gas central heating.

Council Tax band B. EPC rating C.

[///novel.shaky.marker](http://novel.shaky.marker)



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

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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