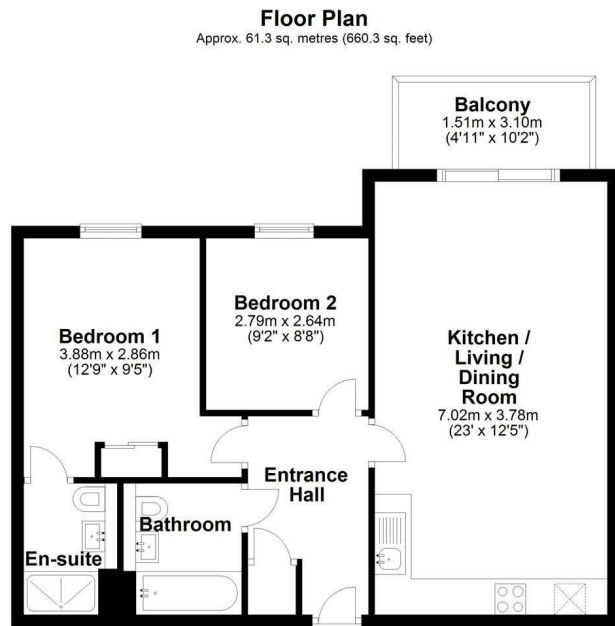




7 Edeva Court, Cambridge, CB1 8AF  
£1,750 Per month



# Floor Plan



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Accommodation

- Secure allocated parking
- Close to Addenbrookes
- Available unfurnished

A modern 2-bedroom apartment with well-appointed accommodation, a balcony, and secure parking, in a lovely position overlooking school playing fields.

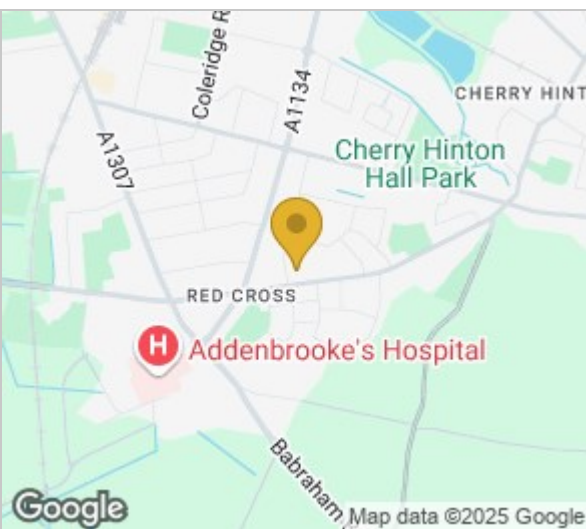
A secure communal entrance leads to the first floor and the accommodation is well-planned and includes, an entrance hall with a storage cupboard. The open-plan living space includes a kitchen area well-equipped with units, granite worktops, and integrated bosch appliances including a fridge freezer, dishwasher, washer drier, oven, hob, and extractor. The living area is a good size and has sliding doors leading to the balcony, with views of the school playing fields beyond.

There are two good-sized bedrooms, one has a fitted wardrobe and a well-fitted en-suite shower room. The main bathroom is also very well-appointed and both have dual fuel towel rails, large mirrors, and ceramic tiled floors.

The apartment has gas central heating, double glazing, and an intercom entry system.

Edeva Court is a gated development, with allocated parking for one car and bike and bin storage. The scheme was built in 2015 and is tucked away off Wulfstan Way, but is just off Queen Ediths Way so is well placed for access to Addenbrookes and ARM. There are excellent facilities in the immediate area including shops, pubs, and green spaces.

Council tax: C EPC: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	87	87

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.

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