



Victoria Road, Cambridge, CB4 3LG

CHEFFINS

Victoria Road

Cambridge,
CB4 3LG

A unique 1 bedroom first floor apartment located to the North of the city with easy access to the historic city centre and Cambridge Science Park. The accommodation finished to a high standard comprises open plan living room/kitchen with integrated appliances, 1 double bedroom and shower room. No parking. We regret no pets. Unfurnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

Located on Victoria Road in the Arbury ward of Cambridge on the north side of the city. Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.9 miles), Cambridge Science Park (2.0 miles), Cambridge railway station and CB1 Business District (2.1 miles) and A14 at Junction 32 (1.5 miles). Distances approximate.



£1,250 PCM





COMMUNAL ENTRANCE HALL

with stairwell with access to first floor landing and:

ENTRANCE DOOR

to:

OPEN PLAN LIVING ROOM

2 windows to rear aspect, door to utility cupboard, door to bedroom and open to:

KITCHEN

modern fitted kitchen with base and wall units, work tops, sink with window to front aspect above and integrated appliances including oven, ceramic hob with extractor above, fridge freezer and slimline dishwasher.

UTILITY CUPBOARD

walk in storage cupboard also housing washer dryer.

BEDROOM

window to rear aspect and door to:

SHOWER ROOM

shower cubicle, toilet, wash basin with window to rear aspect above, heated towel rail and cupboard housing hot water cylinder.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £288

Deposit - £1442





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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		
EU Directive 2002/91/EC		

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

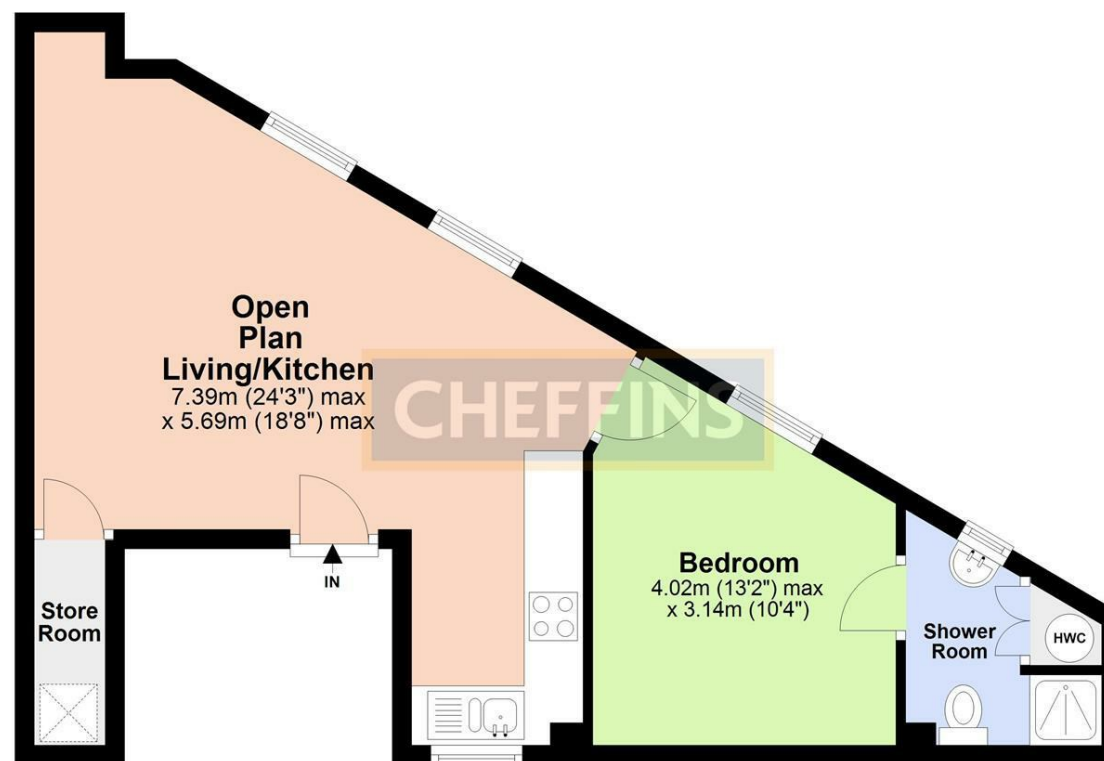
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS

First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 42.6 sq. metres (458.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.