Victoria Road, Cambridge, CB4 3LG

CHEFFINS

Victoria Road
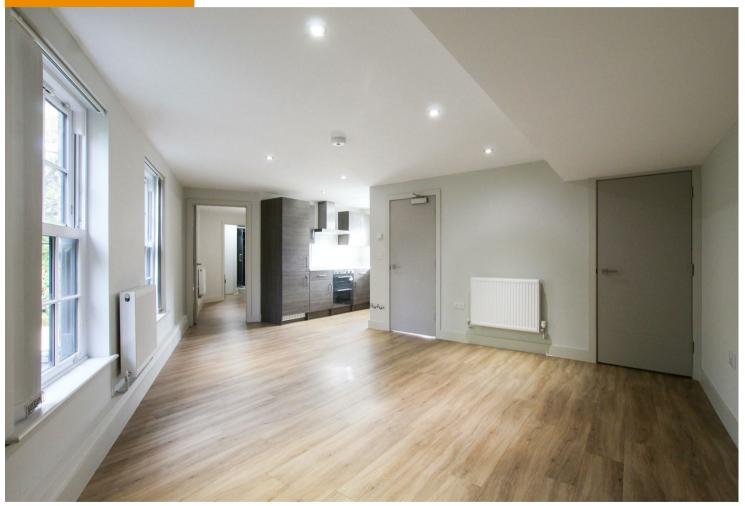
Cambridge,
CB4 3LG

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£1,250 PCM

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.

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.

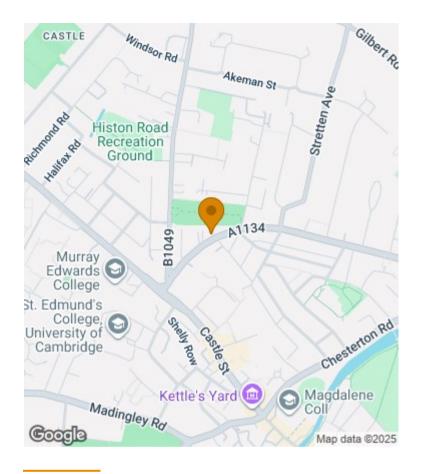## BEDROOM
window to rear aspect and door to:

SHOWER ROOM
shower cubicle, toilet, wash basin with window to rear aspect above, heated towel rail and cupboard housing hot water cylinder.
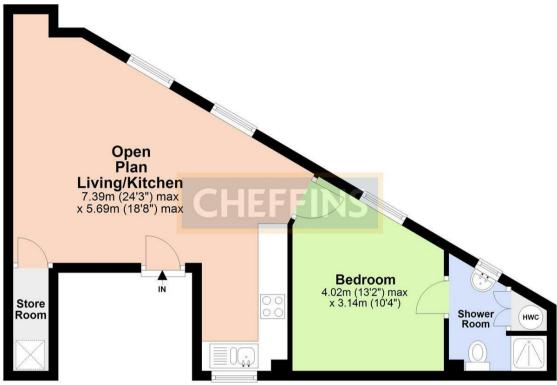
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Term – Minimum 6 month tenancy
Holding Deposit – £288
Deposit – £1442

First Floor

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

Open Plan Living/Kitchen
7.39m (24'3") max
x 5.69m (18'8") max

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Store Room

IN

Bedroom
4.02m (13'2") max
x 3.14m (10'4")

Shower Room

HWC

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

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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

RICS naea propertymark PROTECTED

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