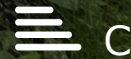




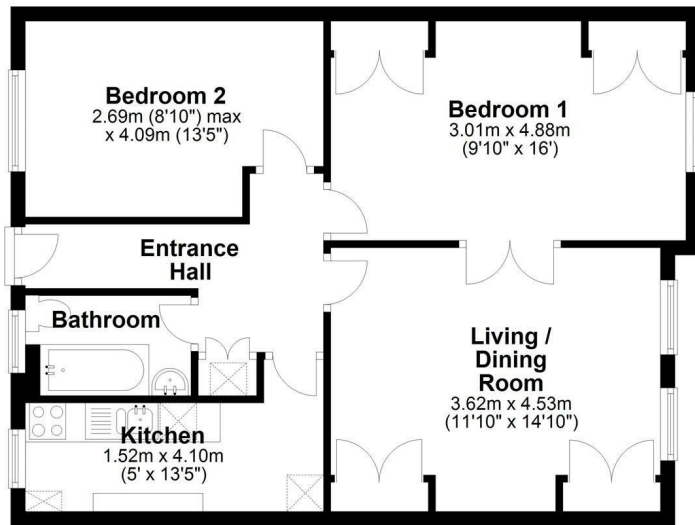
Flat 2, Old Mill 135 Long Road, Cambridge, CB2 8HE  
£1,400 Per month





## Floor Plan

Approx. 60.1 sq. metres (647.4 sq. feet)



Total area: approx. 60.1 sq. metres (647.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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	
	76	80

- Furnished Apartment
- Parking
- Two Double Bedrooms
- Great Location

A well presented two bedroom first floor apartment, quietly positioned just off Long Road and benefitting from off road parking.

The property is accessed via an external staircase and opens into a generous entrance hall, which offers excellent built in storage and incorporates a washer dryer. The main living space is bright and well proportioned, enjoying a front facing aspect and further benefitting from two built in cupboards, making it both practical and comfortable.

The kitchen is modern and thoughtfully arranged, featuring an electric hob, single oven, dishwasher, and a free standing fridge freezer. There is a good range of base and wall mounted units providing ample storage and worktop space.

Both bedrooms are good sized doubles, with the principal bedroom offering two integrated wardrobes. A contemporary family bathroom serves the apartment.

Externally, there is off road parking available at the front of the building, along with a secure bike shed located to the rear. The apartment is offered furnished and would suit a range of occupiers seeking a quiet yet well connected location.

Council Tax Band C EPC Rating C

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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