

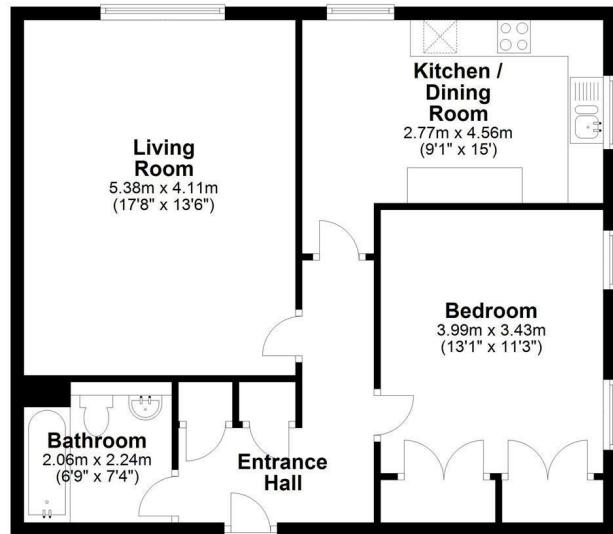


49 Longworth Avenue, Cambridge, CB4 1GU
£1,400 Per month

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Floor Plan

Approx. 66.8 sq. metres (718.7 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Available June
- Ground floor
- Unfurnished
- Excellent location

A larger-than-average and beautifully presented one-bedroom ground floor flat with allocated parking, set within a quiet and highly regarded development just minutes from central Cambridge.

Extending to over 715 sqft, the flat offers excellent proportions and a bright, spacious layout. The main living area spans over 5 metres in depth and features a large window overlooking the communal gardens, providing ample space for both living and dining.

The modern kitchen is fitted with a comprehensive range of wall and base units, granite worktops, an under-mount sink, 4-ring gas hob, and integrated oven and dishwasher. Dual-aspect windows flood the space with natural light, while the flat's position within the development ensures pleasant views and a good degree of privacy.

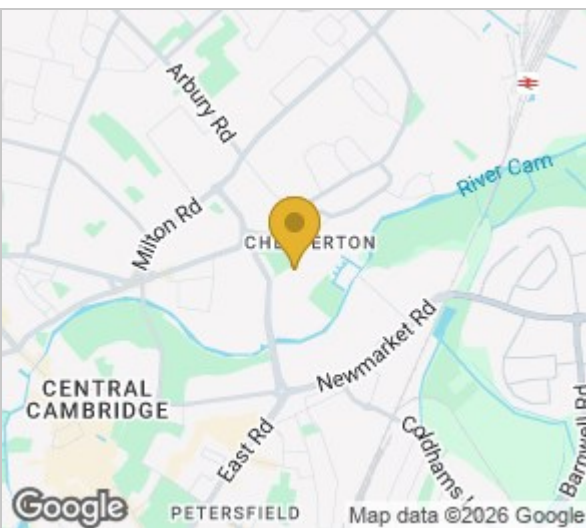
The double bedroom benefits from two windows and built-in wardrobes, while the contemporary bathroom includes a bath with shower over, WC, and wash basin. The hallway provides additional storage with two useful cupboards.

Further benefits include gas central heating, double glazing, and an allocated parking space within a gated car park.

The property is offered unfurnished and is available immediately, making it an ideal home for a professional individual or couple seeking a quiet yet convenient location.

Longworth Avenue is a secluded and sought-after development, well placed for Cambridge North Station, the amenities of Chesterton, and just a 4-minute cycle to Jesus Green.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		79	79

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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