



GRAY & TOYNBEE

FOR SALE

10 Hertford Street, Cambridge, CB4 3AG
£1,350 Per month



Floor Plan

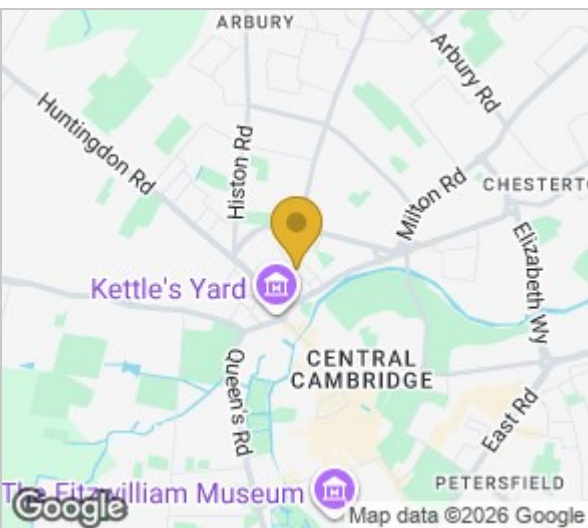
Lower Ground Floor Apartment

Approx. 53.8 sq. metres (579.1 sq. feet)



Total area: approx. 53.8 sq. metres (579.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Accommodation

- Excellent location
- Unfurnished
- Available now

This superb one-bedroom flat, set within a charming converted period property, is ideally situated near the River and just a short walk from Cambridge City Centre.

Located on the lower ground floor, the flat features a long entrance hall that offers additional storage space. The spacious living room benefits from double doors leading to a shared courtyard garden at the rear.

The well-equipped kitchen includes a range of both low and high-level cabinets, a hob, oven, extractor fan, kitchen sink, and space for an under-counter fridge/freezer.

The generously sized bedroom boasts a bay window to the front, an adjoining small office area, and ample space for a double bed along with additional furnishings. The modern bathroom is fitted with a bath, overhead shower, WC, and basin.

Hertford Street enjoys a prime location close to the amenities of Victoria Road and is just a few minutes' walk from the River Cam and Cambridge City Centre.

WhatThreeWords ///flank.shelf.mats

Council Tax: A EPC: C



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