



GRAY  
TOYNBEE



208 Victoria Road, Cambridge, CB4 3LG  
£1,400 Per month



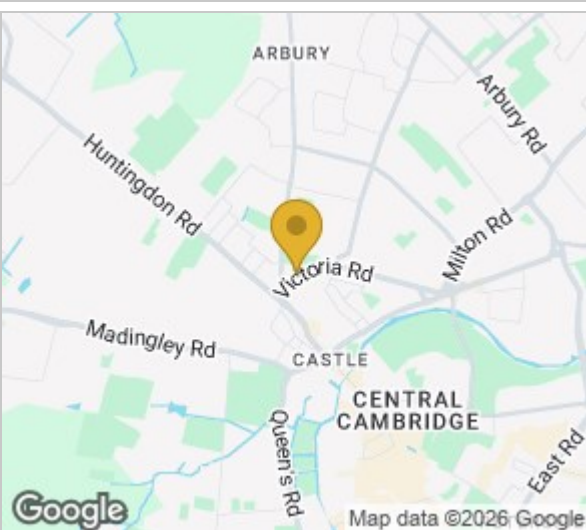


**Floor Plan**  
Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 40.6 sq. metres (436.5 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	

- Furnished Flat
- Great Location
- Allocated Parking
- Available March

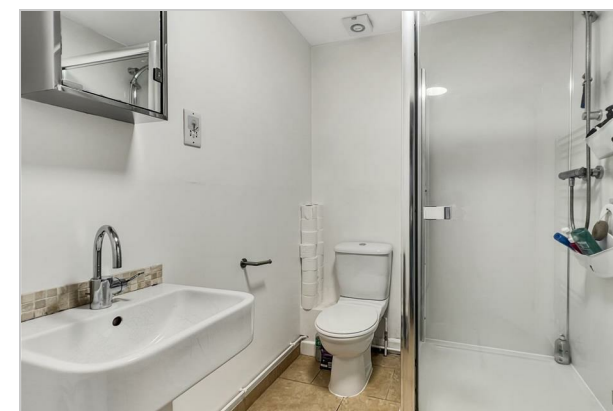
A very well presented one bedroom flat located on Victoria Road within a select, purpose built development, ideally positioned for convenient access to the Science Park, Business Park and the city centre. The location also offers excellent transport links and a range of local amenities close by, making it well suited to professionals.

Offered fully furnished, the flat provides well proportioned and thoughtfully arranged accommodation. It comprises a double bedroom, a modern shower room, and a bright living room which is open plan to the dining area and fitted kitchen. The kitchen is equipped with an oven and hob, fridge, freezer, and washing machine, offering everything needed for day to day living.

The property benefits from gas central heating throughout and further includes one allocated parking space, providing added convenience.

EPC rating: C Council tax band: B

///motel.shadow.custom



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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