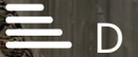


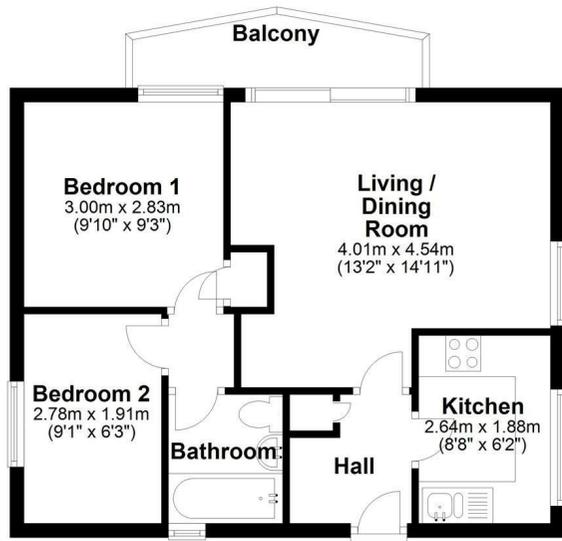


273 Hills Road, Cambridge, CB2 8RP
£1,425 Per month



Floor Plan

Floor Plan
Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 44.0 sq. metres (474.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Close to Addenbrookes
- Electric heating
- Off-road parking
- Second floor flat

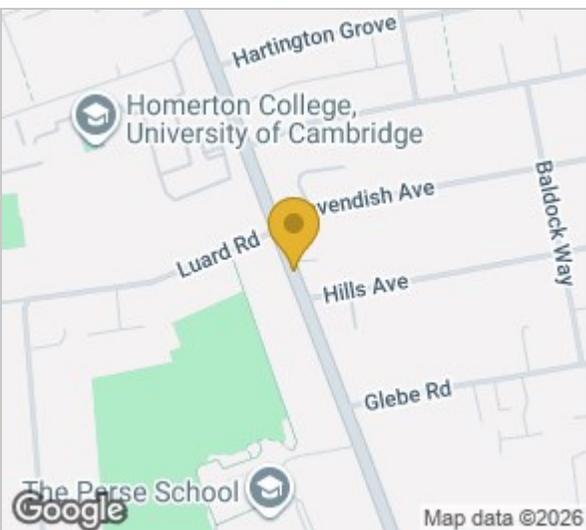
A nicely presented, two-bedroom second-floor flat located in a small, purpose-built block, set back from Hills Road in fully maintained grounds, offering parking to the rear and a secure entrance to the communal area.

On entering the flat, a separate kitchen has an electric hob/oven, washing machine, and fridge with a freezer compartment. The living room is dual aspect with doors to the balcony. There are two bedrooms and a bathroom with a shower over the bath. The property has electric storage heating.

Outside, there is parking to the rear and a large, well-kept communal lawned area. Well located for access to the City Centre, train station, and Addenbrookes Hospital.

EPC Rating: D. Council Tax Band: C.

[///spice.lodge.palace](http://spice.lodge.palace)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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