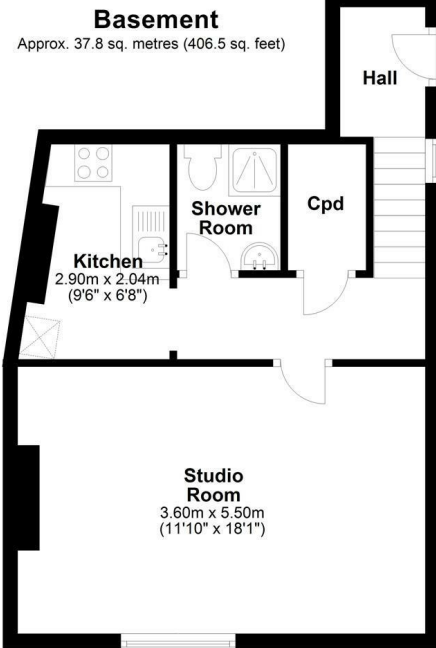




26 Mill Street, Cambridge, CB1 2HP  
£1,100 Per month





Total area: approx. 37.8 sq. metres (406.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Spacious studio
- Heart of Mill Road
- Suitable for couples
- Partly furnished

A spacious and well-presented basement level studio flat located in the heart of the popular Mill Road area, close to a range of amenities and within walking distance of Cambridge Station.

The property offers a large living/bedroom area, sufficient for a large double bed and ample storage for living or home working. A feature fireplace adds character to the space, while a ground floor window allows for some natural light. Upon entry, there is a large storage room ideal for luggage, alongside a shower room fitted with a w/c and bathroom sink.

The well-equipped kitchen includes a stainless steel sink, washer/dryer, electric hob and oven, a good-sized fridge/freezer, and plenty of cupboard space.

Powered by electric heating, the studio is available immediately, offered part-furnished, and is suitable for an individual or couple looking for city living with excellent access to transport links.

Council Tax Band: D | EPC Rating: E

[///zoom.noise.link](http://zoom.noise.link)



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	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.