



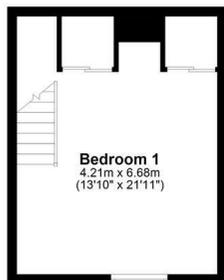
134 Victoria Road, Cambridge, CB4 3DZ
£1,650 Per month

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First Floor
Approx. 40.6 sq. metres (437.5 sq. feet)



Second Floor
Approx. 22.7 sq. metres (244.7 sq. feet)



Total area: approx. 63.4 sq. metres (682.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Available May
- Split level
- Great location
- Fully Furnished

A well presented two bedroom first floor apartment, extending to approximately 682 sq ft and arranged over two levels, giving the property a bright and spacious feel. The property is offered fully furnished and is available for immediate occupation.

Accessed via a secure entrance, the first floor is carpeted throughout. The entrance hallway leads to the smaller of the two bedrooms, which is currently arranged as a home office, making it ideal for those working from home. The bathroom features a large shower unit, WC, basin, heated towel rail, window and extractor fan.

The open plan living and dining area provides space for both a breakfast table and a comfortable lounge area, with pleasant views overlooking Victoria Road. The kitchen is in excellent condition and includes an integrated oven, induction hob, connection for a utility appliance, and ample worktop and cupboard space. There is also a useful understairs storage cupboard.

Upstairs, the principal bedroom is generously sized and benefits from built in mirrored wardrobes, space for additional furniture and a large window which enhances the property's bright and airy feel.

The apartment is in excellent condition throughout, decorated in neutral tones and offering flexible accommodation well suited to modern living and home working. Situated on the popular Victoria Road, the property is within walking distance of the City Centre and benefits from excellent transport links, with Jesus Green just a five minute walk away.

Offered fully furnished and available immediately, this apartment provides a fantastic opportunity for tenants seeking a well located and well presented home close to the heart of Cambridge.

Council Tax Band: C & EPC: C

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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	

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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