

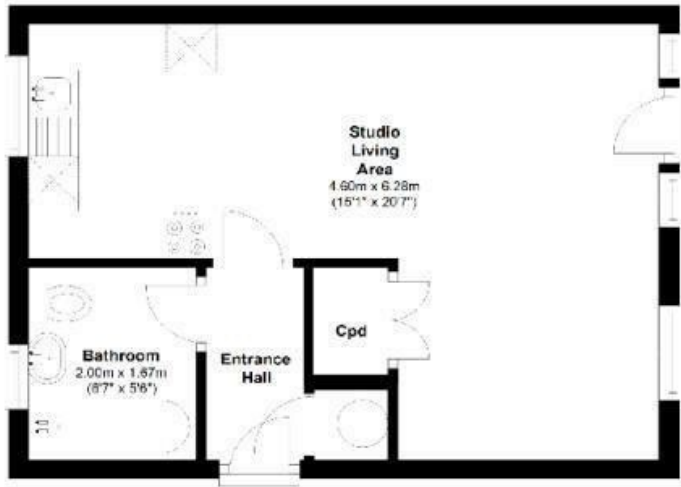


31 Robert Jennings Close, Cambridge, CB4 1YT  
Guide price £223,000



### Floor Plan

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 29.1 sq. metres (313.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- No Onward Chain
- Convenient Location
- Great Condition
- Private Parking & External Storage

A well-presented top floor studio apartment, offered with no onward chain and set within a highly sought-after residential development. Ideally positioned for convenient access to the Science and Business Parks, Cambridge North Station and Cambridge City Centre, this property is perfectly suited for both owner occupiers and investors alike.

Upon entering, the welcoming hallway provides a useful storage cupboard, ideal for everyday essentials. Opposite, the bathroom is finished with a tiled floor and benefits from a shower over bath, W/C, basin, heated towel rail and a window, allowing for excellent natural ventilation.

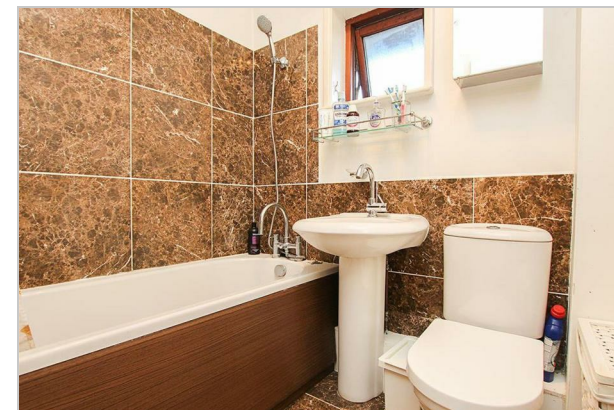
The main living space is bright and well-proportioned, with both a large window and an additional living area window drawing in plenty of natural light. There is ample room for both living and sleeping arrangements, including space for a work from home setup, alongside integrated storage solutions. A real highlight is the private balcony, offering a pleasant outdoor area and a welcome sense of separation from the main living space.

The kitchen is thoughtfully set apart with tiled flooring, creating a clear distinction from the living area. It offers generous cupboard and worktop space, an integrated hob and oven, tall fridge freezer and connections for additional white goods. A further window enhances the space with additional light from a secondary aspect.

The property benefits from electric heating, residents' parking within the development and a separate external storage shed, ideal for bicycles and additional belongings.

EPC: D & Council Tax Band: A

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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>	65	70
(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	

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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