

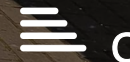


GRAY
&
TOYNBEE



Flat 1 10 Arbury Road
Cambridge, CB4 2JE

Guide price £260,000



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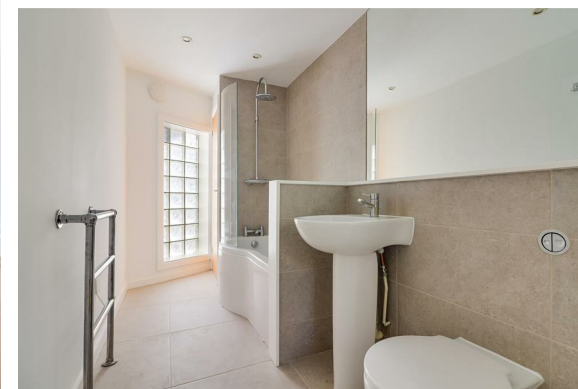
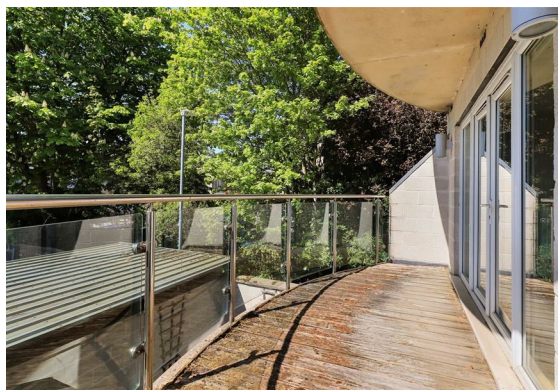
- No Onward Chain
- Wonderful Space
- Low Service Charge
- Allocated Parking

A spacious and well presented first floor one bedroom apartment, extending to approximately 550 sq ft, set within a modern purpose built development with secure entry, off street parking, and offered to the market with no onward chain.

The property is accessed via a secure communal entrance, leading into a private hallway which provides a welcome sense of separation before opening into the main living space. The open plan living, dining and kitchen area is a standout feature, designed to maximise both light and functionality. The kitchen is fitted with a sleek range of high gloss wall and base units, integrated appliances, tiled splashback, and built in oven and hob, creating a clean and contemporary finish.

The living area is particularly bright and inviting, with large double patio doors opening onto a private balcony, offering an excellent outdoor space ideal for relaxing or entertaining.

Moving through the apartment,





there is a useful storage cupboard with plumbing for a utility appliance, along with additional windows that continue to bring in plenty of natural light throughout.

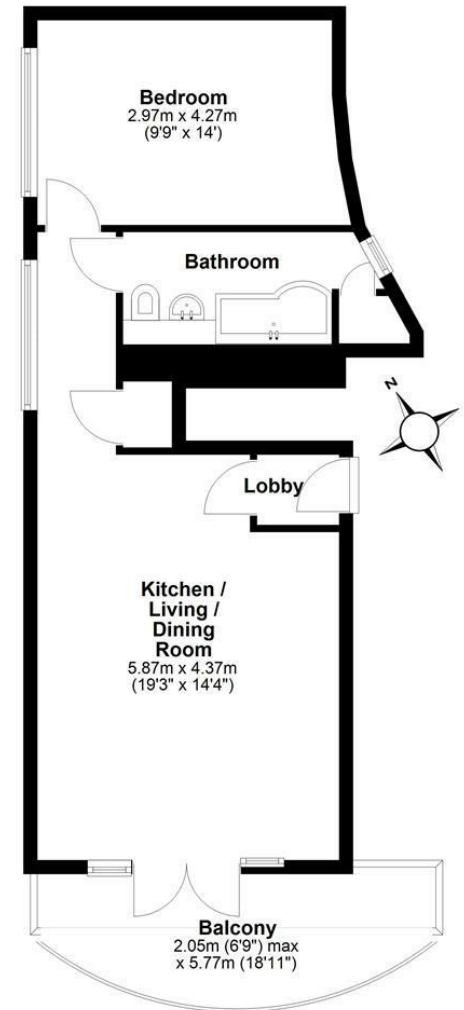
The bedroom is a generous double, presented in excellent condition and benefiting from a bright aspect, making it a comfortable and well proportioned space. The bathroom sits conveniently between the bedroom and main living area, finished to a modern standard with full tiling, a shower over bath, WC, basin, large mirror, extractor fan and an obscured window providing natural light. The boiler is neatly housed within a dedicated cupboard.

Further benefits include underfloor heating throughout, off street parking, and a low service charge, making this an attractive and low maintenance option.

Overall, this is a fantastic opportunity for first time buyers and investors alike to secure a stylish, well located apartment with strong appeal and excellent practical features.

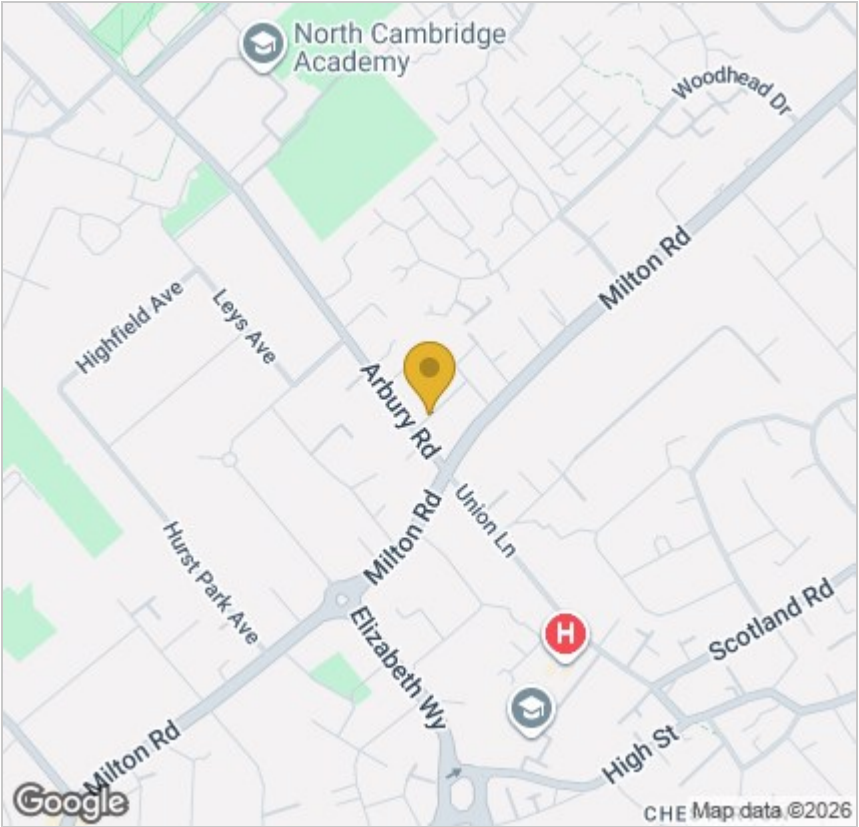
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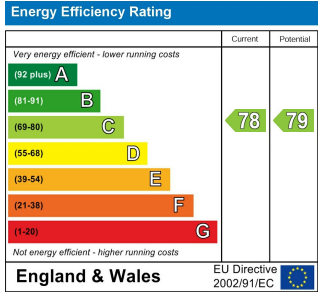


Total area: approx. 51.2 sq. metres (551.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: B

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