



8 Carlton Court Carlton Way
Cambridge, CB4 2BX

£1,700 Per month



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- Two Double Bedrooms
- One Single Room/ Study
- Part Furnished
- Off Street Parking
- Great Transport Links
- Walking Distance to Primary School
- Close to Local Shops
- Ample Storage

Situated in the popular north of Cambridge, this bright and spacious three-bedroom apartment is offered part furnished and presented throughout in modern, neutral décor.

The property opens into a welcoming entrance hall leading to all principal rooms. To the front is a generous living and dining room featuring a decorative gas fireplace and access to a full-length private balcony, complete with outdoor table and chairs. The lounge is well furnished with a dining table and chairs, sofa, armchair, bookcase, coffee table, TV unit and display shelving, while large windows and wood-effect flooring create a bright, contemporary feel.

The modern fitted kitchen offers white units with contrasting black





worktops and comes fully equipped with a fridge freezer, electric oven and hob, extractor hood, and microwave.

The bathroom comprises a white three-piece suite with a shower over the bath, together with a washing machine and tumble dryer.

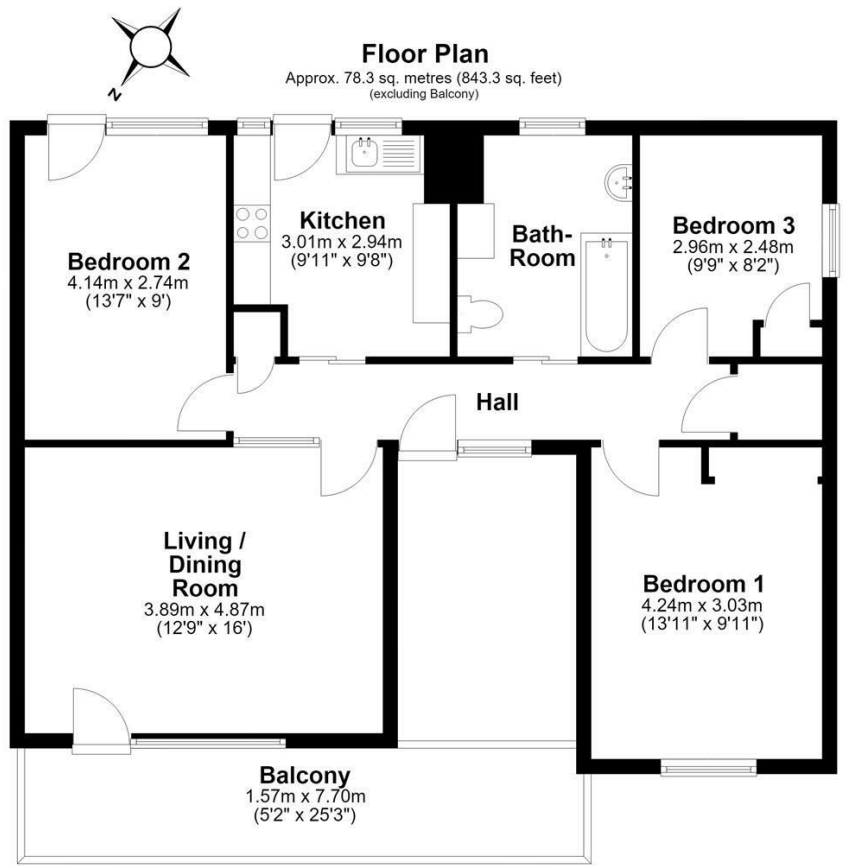
There are two well-proportioned double bedrooms, each furnished with a double bed, chest of drawers and built-in wardrobes, plus a single bedroom currently arranged as a home office with an additional built-in wardrobe. All bedrooms are finished in neutral tones with cream walls and fitted carpets.

Carlton Way is conveniently located close to supermarkets, shops, cafés and leisure facilities, with easy access to the Cambridge Science Park, Cambridge Business Park and Cambridge North railway station. Regular bus services, along with excellent road links via the A14 and M11, make this an ideal location for commuters and professionals alike.

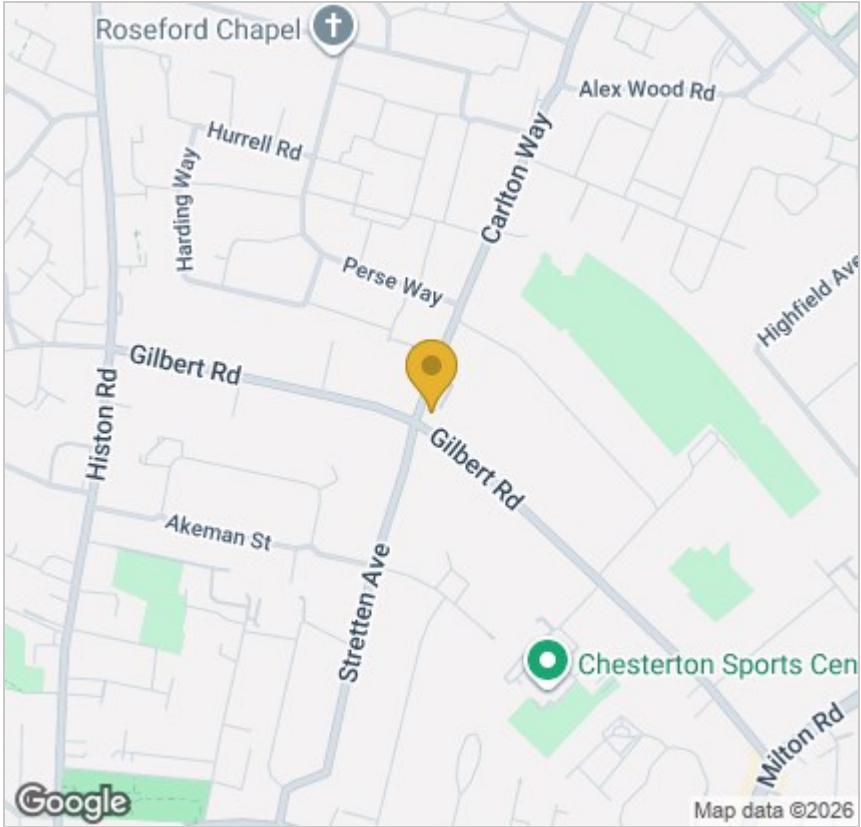
EPC Rating C

What3Words: ///stroke.glaze.chained

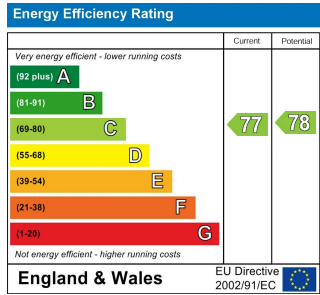




Total area: approx. 78.3 sq. metres (843.3 sq. feet)



Energy Efficiency Graph



Tenure:
Council tax band: B

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com