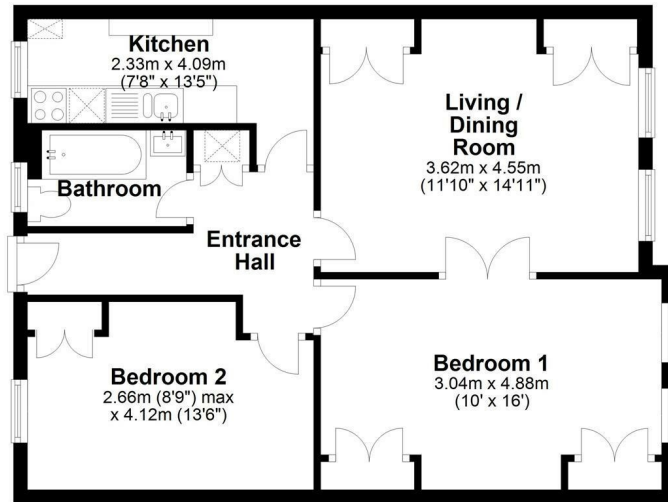




The Old Mill Long Road, Cambridge, CB2 8HE  
£1,500 Per month



**Floor Plan**  
Approx. 60.2 sq. metres (648.5 sq. feet)



Total area: approx. 60.2 sq. metres (648.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Communal parking
- Furnished
- Ground floor
- Available July

A well presented two bedroom ground floor apartment, superbly located in a quiet tucked away position just off Long Road, with the added benefit of off road parking.

Upon entering the property, there is a spacious entrance hall with integrated storage, including a washer dryer. The main living space enjoys a pleasant front aspect and is both bright and generously proportioned, further benefitting from two built in storage cupboards.

The modern kitchen is well equipped and fitted with an electric hob, single oven, integrated dishwasher, and a free standing fridge freezer, along with a good range of both low and high level cupboards providing ample storage.

Both bedrooms are comfortable double rooms, with the principal bedroom benefitting from two integrated wardrobes. The accommodation is completed by a family bathroom. The property is offered furnished.

Externally, there is off road parking available to the front of the building, along with a secure bike store located to the rear.

Council Tax Band: C EPC Rating: C

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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>			
(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.