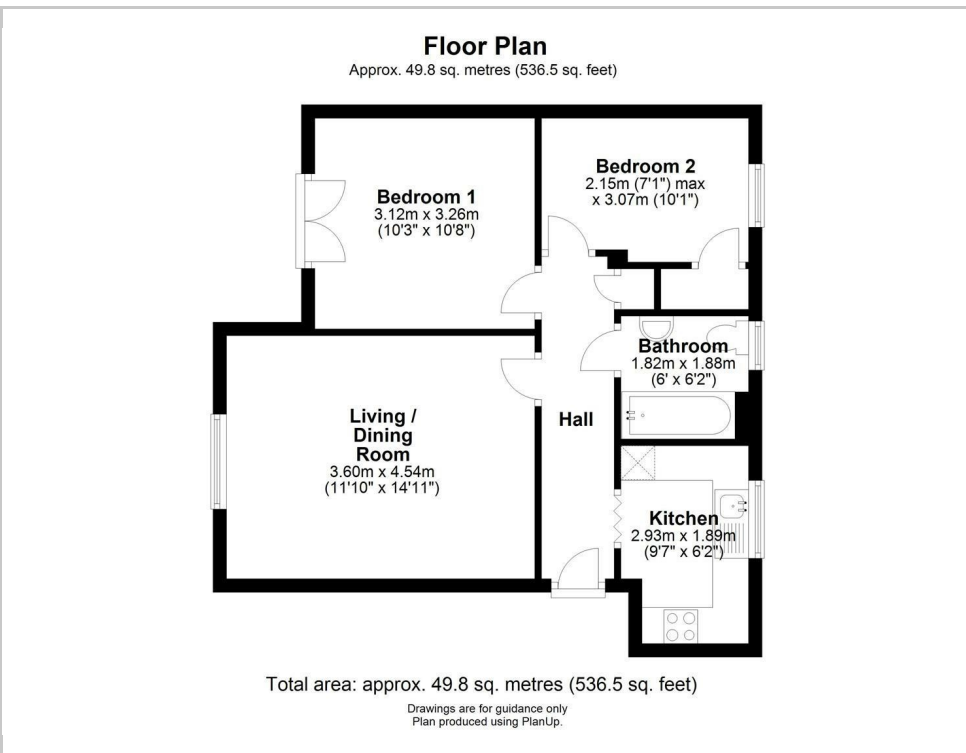




16 Grebe Court, Cambridge, CB5 8FR
£1,500 Per month



Floor Plan



Accommodation

- Unfurnished
- Available September
- Allocated parking
- Second floor

An excellent two-bed apartment ideally situated just off Newmarket Road, within easy walking distance of the River Cam.

Located on the second floor, the apartment offers a contemporary feel with modern finishes throughout. The well-equipped kitchen includes a range of wall and base units, a gas hob, single oven, fridge freezer, and washing machine.

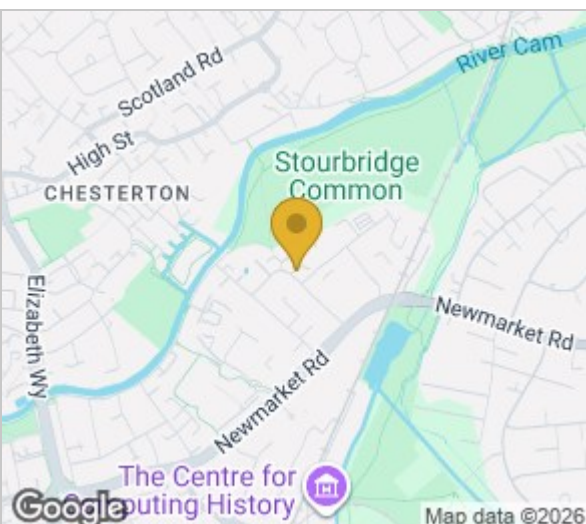
The spacious and bright living/dining room is separate, providing a versatile space for relaxing and entertaining. The main bedroom is a comfortable double and features French doors opening to a Juliet balcony. The second bedroom is also generously sized and benefits from a built-in cupboard. The modern bathroom includes a bath with shower over, WC, and wash basin.

Additional features include double glazing, gas central heating, and an allocated parking space.

Grebe Court is perfectly located close to the wide range of amenities on Newmarket Road and offers convenient access to the centre of Cambridge.

Council Tax Band: B EPC Rating: 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	79	79
(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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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