



13a Gray Road, CAMBRIDGE
£260,000 Leasehold

**Sharman
Quinney**

Key Features



80 Years remaining as of [Ask Agent](#)
£10.00 Ground Rent pcm
Review due: [Ask Agent](#)
£Ask Agent Service Charge pcm
Review due: 04/2027

- Fully and comprehensively refurbished throughout
- Fresh, modern presentation
- Bright and spacious sitting room
- Newly fitted modern kitchen
- Stylish bathroom with walk-in shower

The property has undergone a comprehensive refurbishment throughout, creating a smart, modern and beautifully presented home ready for immediate occupation.

Particular attention has been given to the finish, with the accommodation offering a fresh



contemporary feel throughout.

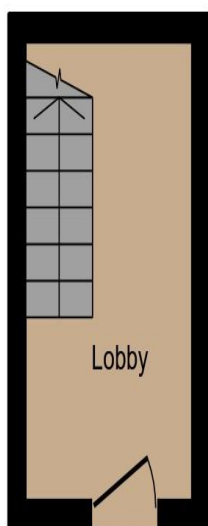
The ground-floor entrance hall provides useful storage, with stairs leading to the first-floor accommodation.

Here, there is a bright and spacious sitting room, a newly fitted modern kitchen, a stylish refurbished bathroom with walk-in shower, and a light, well-proportioned double bedroom.

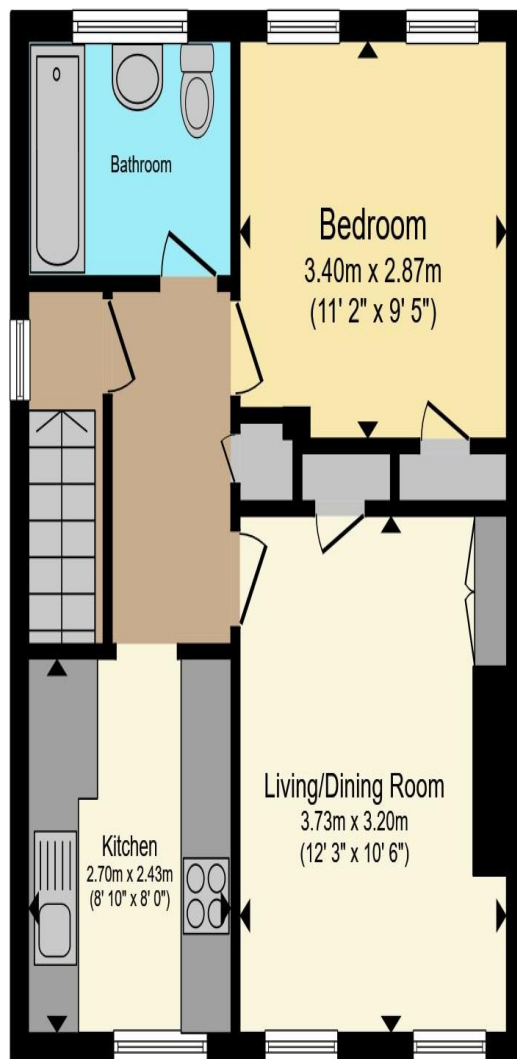
Externally, the property benefits from a private rear garden together with useful outdoor storage.

Gray Road is well placed for a wide range of local shops, supermarkets and amenities, while Cambridge city centre is approximately two miles away. The property also offers particularly convenient access to Cambridge railway station, Addenbrooke's Hospital and the wider Cambridge Biomedical Campus.





Ground Floor



First Floor

Total floor area 47.6 m² (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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