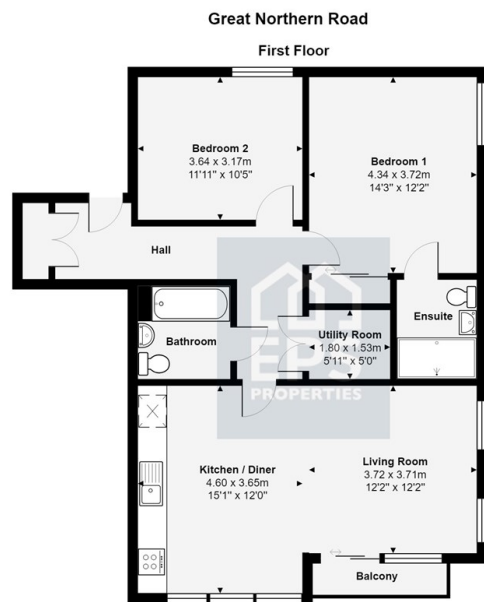




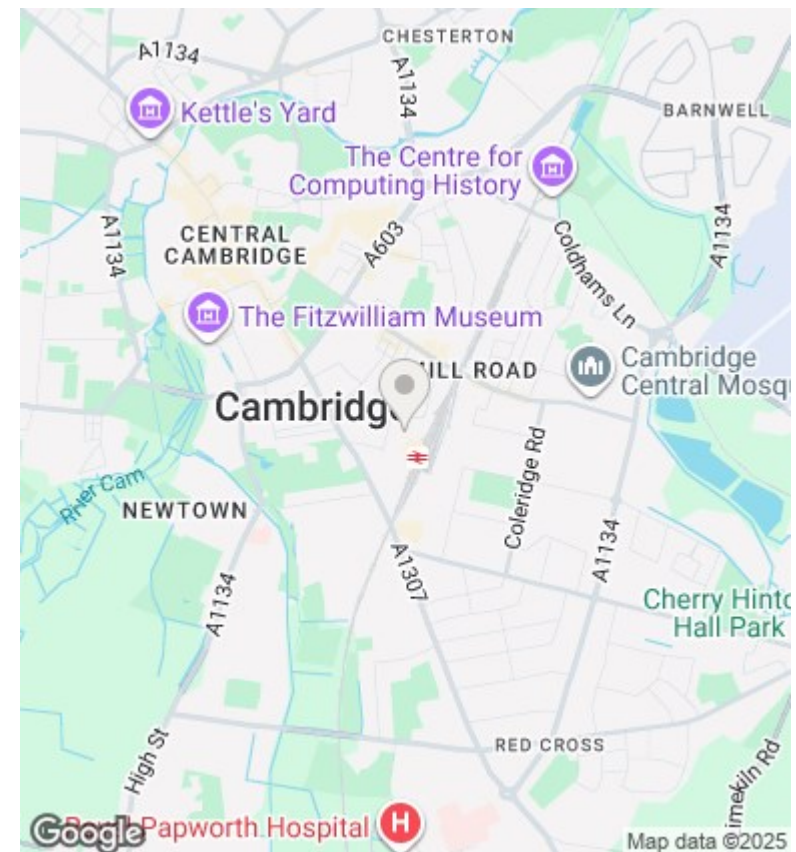
## 61 Great Northern Road, Cambridge, CB1 2FY

£2,400 PCM

- AV: 21st October 2025
- MODERN
- CENTRAL CAMBRIDGE
- SEPARATE UTILITY ROOM
- SHOWER/BATH
- ENSUITE
- LIFT ACCESS
- ENTRYPHONE
- BEDROOM X2
- PARKING



Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only  
 Floor plans and photos produced by charlesjharrison.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 01223414400 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(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	