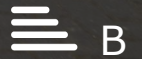




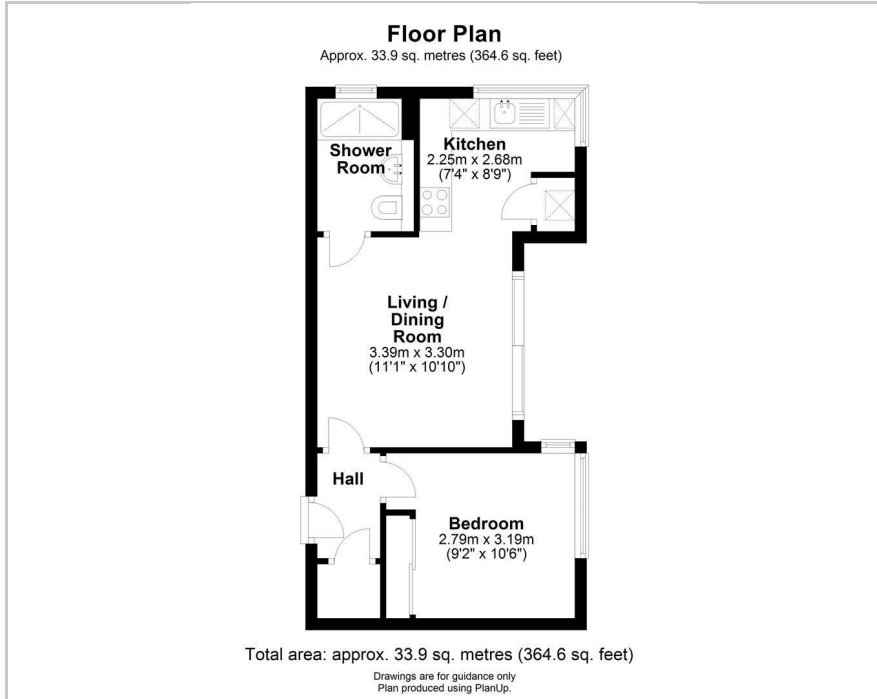
GRAY  
TOYNBEE



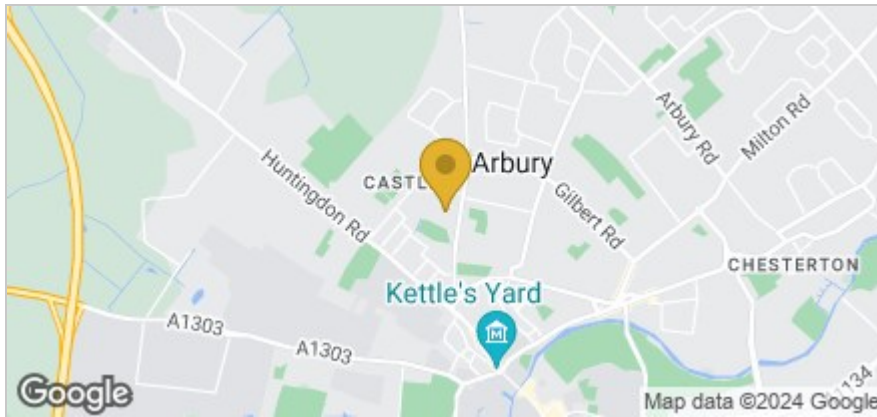
Flat 4 Greengates Court, Cambridge, CB4 3JD  
£1,300 Per month



## Floor Plan



## Area Map



## Accommodation

- Purpose built block
- Unfurnished
- One bedroom
- Available 29th July

A modern one-bedroom ground floor flat located in an eye-catching and purpose-built development, just north of the City centre, providing ideal access to the Science and Business parks and close to many local amenities.

The flat consists of an entrance hall leading to a double bedroom with integrated wardrobes and an open-plan kitchen and living area. The living area has french doors out to a small patio area and the larger communal gardens.

The modern kitchen has a range of fitted units and includes an integrated single oven, electric hob, integrated low-level fridge-freezer, integrated slimline dishwasher, and freestanding washer dryer. The bathroom is well-equipped with a double shower, vanity unit, wc, and towel rail.

There is underfloor heating throughout the flat, a phone entry system, and use of the communal bicycle store.

The block is tucked away in a quiet position on a no-through road off Histon Road while being very close to various amenities including Iceland, ALDI, Co-Op, and a Post Office. On site parking not available.

Council Tax Band: B. EPC Rating: C.

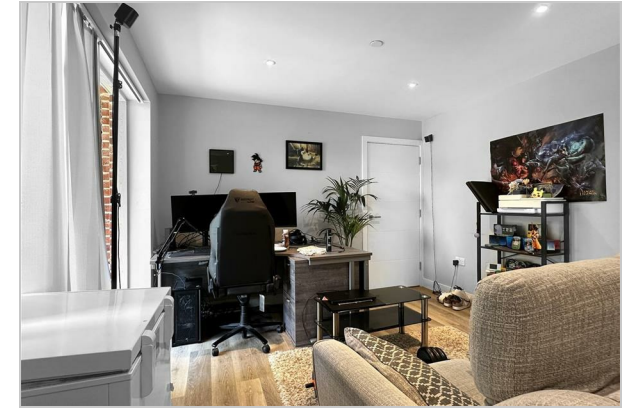
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## Viewing

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		82	82
(81-91) B			
(69-80) C			
(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	

## Energy Efficiency Graph



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.

154-156 Victoria Road, Cambridge, CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)