



GRAY
TOYNBEE



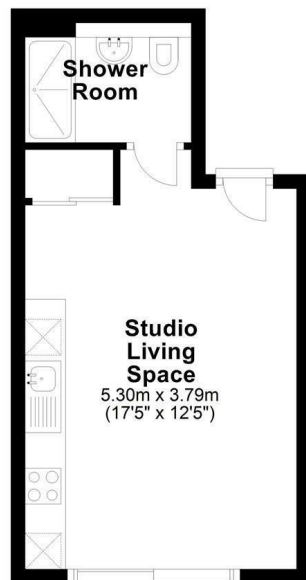
Greengates Court 149 Histon Road, Cambridge, CB4 3JD

£1,100



Floor Plan

Floor Plan
Approx. 25.4 sq. metres (273.8 sq. feet)



Total area: approx. 25.4 sq. metres (273.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Secure Bike Storage
- Private Balcony
- Underfloor Heating
- Excellent Location

A modern, first floor studio apartment located in an eye-catching and purpose-built development, just north of the City center, providing ideal access to the Science and Business parks and close to many local amenities.

The apartment consists of a large and light living/bedroom area with a kitchen and French doors leading to a private balcony, and a modern fitted bathroom.

The kitchen has a range of fitted units and includes an integrated single oven, electric hob, integrated low-level fridge and integrated washer dryer. The bathroom is well-equipped with a double shower, vanity unit, wc, and towel rail. There is underfloor heating throughout the apartment, 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 is not available.

Council Tax Band: A. EPC Rating: B.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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