



Greengates Court 149 Histon Road, Cambridge, CB4 3JD

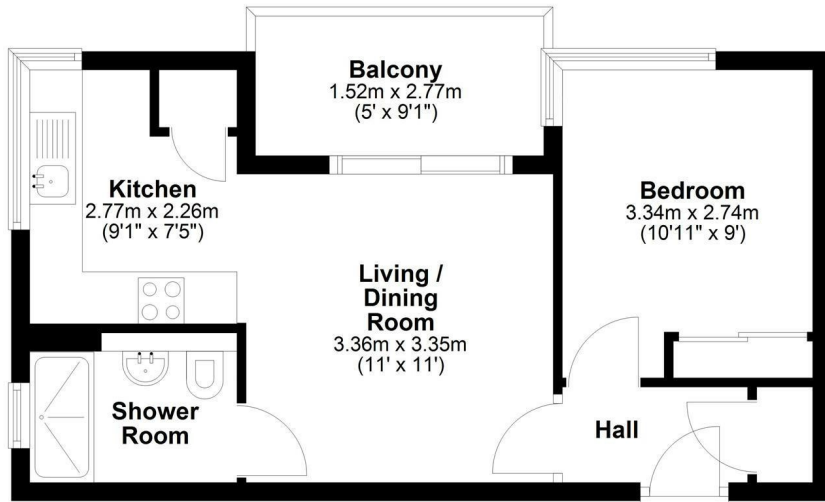
£1,350 Per month



Floor Plan

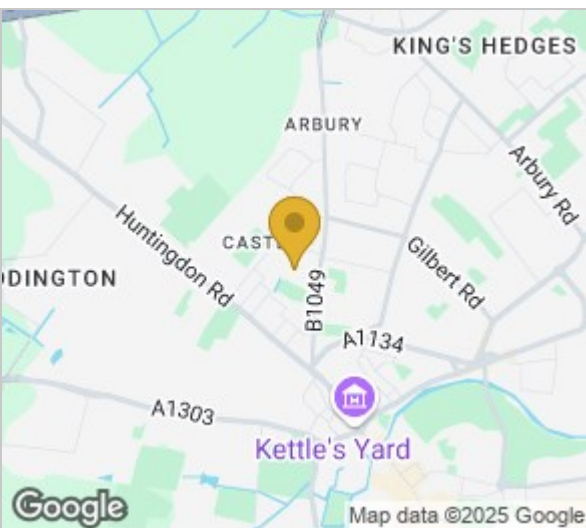
Floor Plan

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 34.4 sq. metres (369.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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	

Accommodation

- Unfurnished
- Available 30th May
- Suitable for couples
- Excellent location

A beautifully presented one-bedroom, first-floor apartment situated in the desirable Greengates Court development, just off Histon Road. This well-positioned property provides excellent access to the Cambridge Science and Business Parks, along with a range of local amenities.

Upon entering the apartment, you are greeted by a hallway that includes a practical storage cupboard just inside the front door. The double bedroom is spacious and carpeted, featuring a built-in mirrored wardrobe and a charming corner window that adds plenty of natural light.

The open-plan living and dining area flows into a contemporary kitchen, fully equipped with an electric hob and oven, an integrated extractor fan, a dishwasher, a fridge/freezer, and a stainless-steel sink. A separate utility cupboard houses the washer/dryer and combination boiler.

The bathroom is modern and fully tiled, featuring a WC, a basin, a shower unit, a heated towel rail, and a half-mirrored wall that enhances the sense of space and light. The apartment also benefits from a private balcony that overlooks the maintained neighboring gardens, providing a tranquil outdoor space.

The property is further complemented by gas central heating with underfloor heating throughout, as well as a secure entry system with intercom access. Tucked away on a quiet no-through road, the building remains conveniently close to supermarkets and public transport links, making it an ideal choice for professionals and commuters alike.

Council Tax Band: B EPC Rating: B

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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.



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