



GRAY  
TOYNBEE



Greengates Court 149 Histon Road, Cambridge, CB4 3JD

£1,300 Per month



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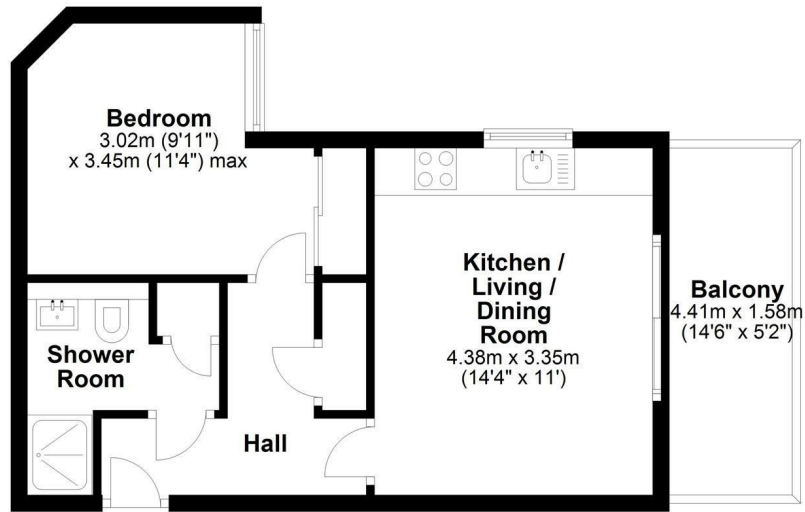
B



## Floor Plan

### Floor Plan

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 35.5 sq. metres (382.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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

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.

## Accommodation

- Unfurnished
- Available now
- Excellent location

A modern one-bedroom first floor flat 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 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 decked balcony.

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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