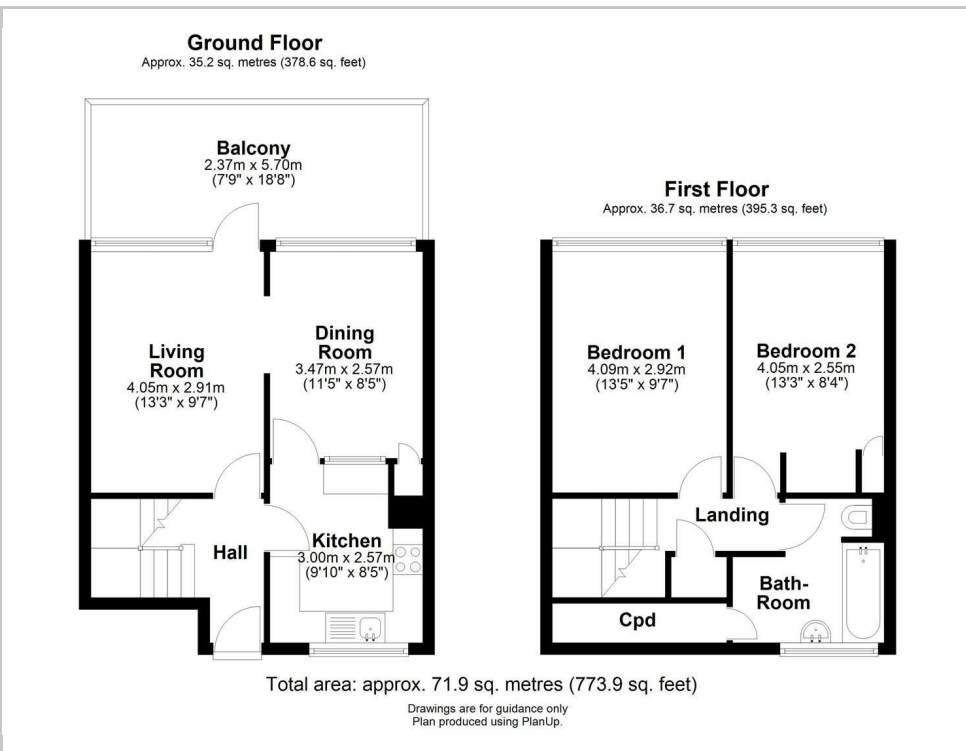




Burgess House Histon Road, Cambridge, CB4 3LJ  
£1,350 Per month





- Available Immediately
- Fully Furnished
- Private Balcony
- Suitable For Sharers

A spacious split level two bedroom apartment extending to approximately 773.9 sq ft, conveniently located close to the amenities of Histon Road and offering excellent access to the city centre.

Accessed on the first floor, the entrance leads directly into the kitchen, which is fitted with a gas cooker, washing machine, kitchen sink, and under counter fridge and freezer. The kitchen also benefits from ample worktop space and storage, along with a window overlooking the front of the property, providing good natural light.

The open plan living and dining room is generously sized and features large windows overlooking the rear, creating a bright and welcoming living space. This room also provides direct access to the balcony, which offers good private outdoor space.

On the upper level, there are two double bedrooms, both positioned to the rear of the property and benefiting from large windows and plenty of natural light. The principal bedroom is slightly larger in size. The bathroom is fitted with a shower over the bath, WC and basin, and includes a window for natural ventilation as well as a significant storage cupboard.

The apartment is available fully furnished and is suitable for either a couple or sharers. Its convenient location and generous accommodation offer an excellent opportunity to rent a spacious home with local amenities close at hand.

Council tax band: C EPC rating: C

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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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com