

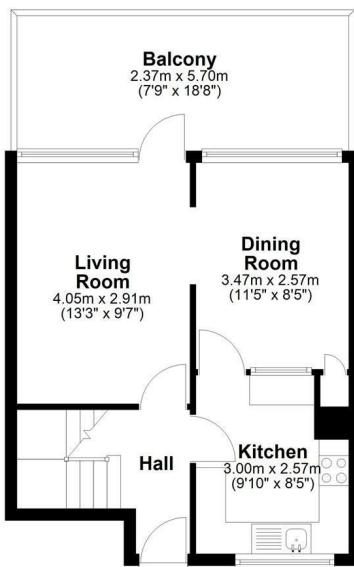


Burgess House Histon Road, Cambridge, CB4 3LJ
£1,350 Per month



Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)

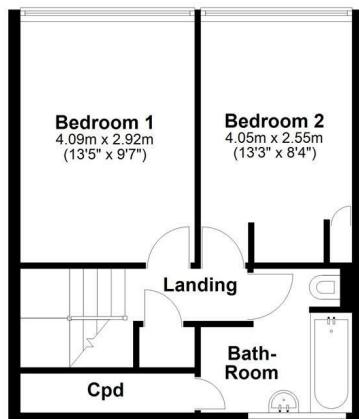


Total area: approx. 71.9 sq. metres (773.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



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.

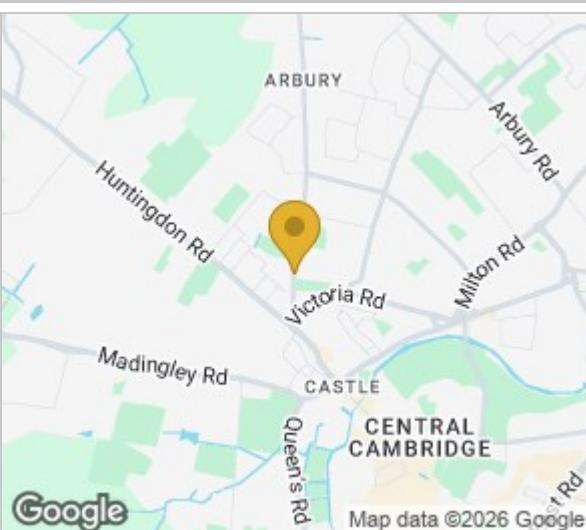
The open plan living and dining room is generously sized and features large windows overlooking the rear, creating a bright and welcoming living space. This room also provides direct access to the balcony, which offers good private outdoor space.

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	

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