



1 Cranwell Court Histon Road, Cambridge, CB4 3HD
Guide price £235,000



Floor Plan

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 30.5 sq. metres (328.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Ground Floor
- Extended Lease
- Garage Included
- Close to City Centre

A well presented one bedroom ground floor flat, forming part of a purpose built apartment block, with the added benefit of a garage.

Accessed via a secure private entrance, the property opens directly into the open plan living and dining space, positioned to the front of the building. The room is finished with tiled flooring and neutral décor, creating a warm and inviting living environment with a practical, low maintenance finish.

The kitchenette is thoughtfully arranged and offers ample worktop space, an integrated electric hob and oven with extractor over, a stainless steel sink, and a range of high and low level cupboards. There is also space for under counter white goods. A stylish splashback adds character and a subtle point of contrast to the space.

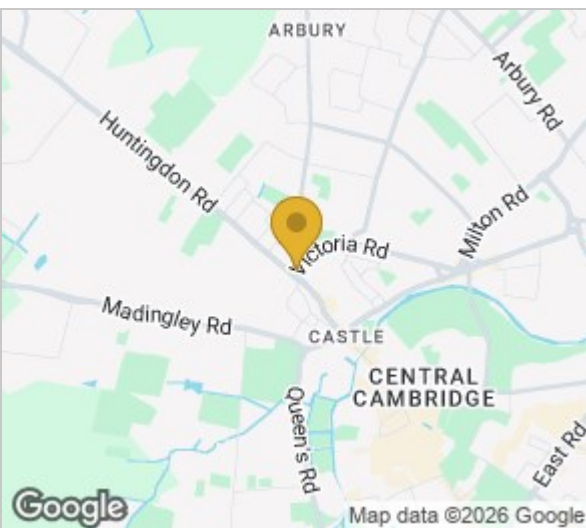
The bedroom is a well proportioned double room overlooking the communal gardens to the rear, providing a pleasant green outlook. It is carpeted for added comfort underfoot.

The bathroom is well appointed with a shower unit, wc, wash basin, heated towel rail and extractor fan. A cleverly designed sliding door serves both the bedroom and the bathroom, maximising the use of space.

Further benefits include electric heating and double glazing throughout.

The property is ideally situated on Histon Road, within walking distance of local amenities and offering excellent transport links across the city, as well as convenient access to the heart of Cambridge.

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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	
		42	74

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

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