



Greengates Court 149 Histon Road, Cambridge, CB4 3JD

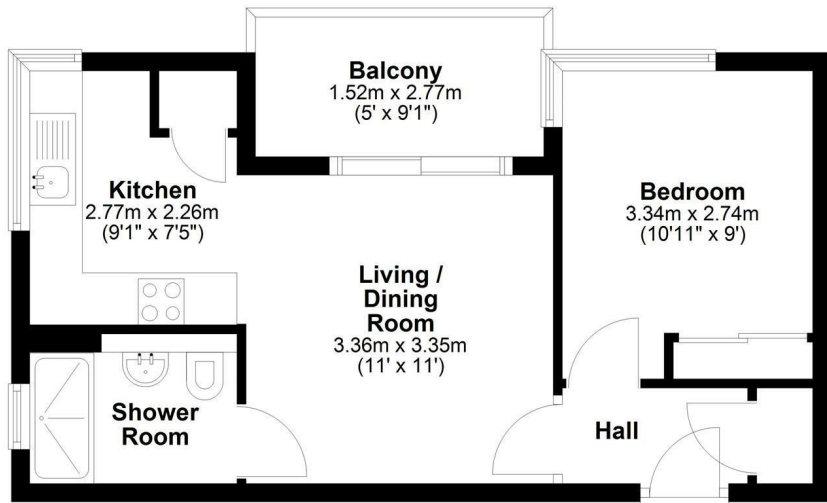
£1,300 Per month



B

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.

- Unfurnished
- Speak to agent about earlier start date
- 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

Agent Note: Property can be available earlier, please speak with agent.
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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	
		81	81

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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