



GRAY  
TOYNBEE

61 Cherry Hinton Road  
Cambridge, CB1 7BS

**£1,550 Per month**



# 61 Cherry Hinton Road Cambridge, CB1 7BS

- All Utility Bills Included
- Wifi Included
- Air Conditioning
- Off Street Parking Available
- Walking Distance to Train Station
- Walking Distance to Local Amenities

This beautifully presented furnished studio situated just off Cherry Hinton Road is truly a unique place to call home. Benefitting from parking and air conditioning, this modern space will make the perfect home for a single professional or a couple.

As you enter the property you are greeted by the clean and modern kitchen featuring a full-size oven and hob with extractor fan, and full size washing machine. This kitchen feels light and spacious with ample worktops and storage for all of your needs.

To the back of the studio there is the sleeping area, cleverly sectioned off with built in wardrobes which act as a screen to the study and dressing area. With two sky lights above featuring electric blinds this keeps the bright feel throughout the space. A wall mounted flat screen TV is included with this delightful rental as well as a double bed, chest of drawers, full length mirror, bedside table and lamp.

The dressing area features tall





built in wardrobes with a built in desk and swivel chair. The sockets installed just above the desk make it an ideal place for work/study.

Just through the door to your left, you will find the thoughtfully designed bathroom with double shower, sink and WC. The space is fully tiled and features another well placed window to allow air and light into the bathroom.

Externally, this studio enjoys a private screened off garden giving extra privacy and space to enjoy the outdoors. Another benefit to this property is the shared off-street parking available to tenants of the studio and the main house on a first come first serve basis.

Cherry Hinton Road is a popular street in Cambridge close to the leisure park with a cinema, gym, shops and restaurants as well as being within walking distance to Cambridge Train Station and Addenbrookes Hospital.

The property is EPC rated D

Council Tax Band D

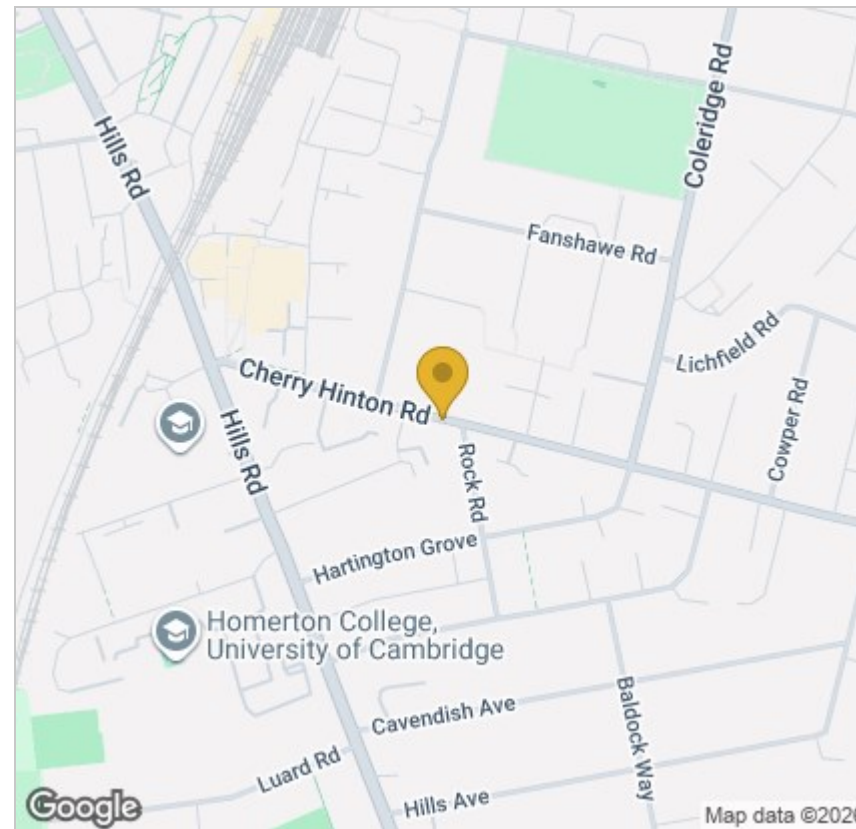
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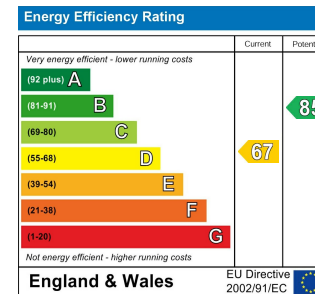


Total area: approx. 198.8 sq. metres (2140.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure:  
Council tax band: D

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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