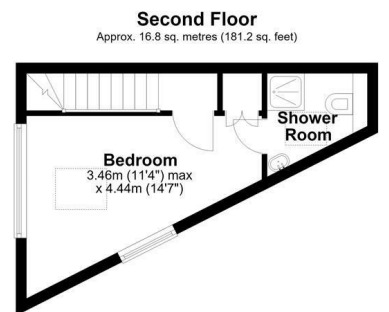
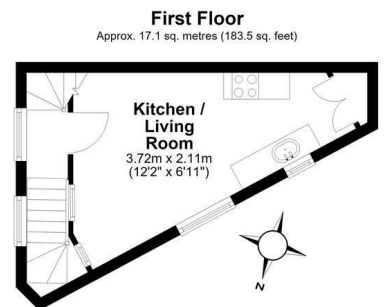




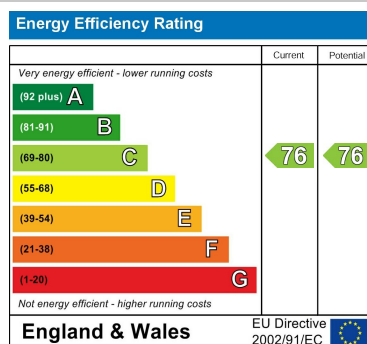
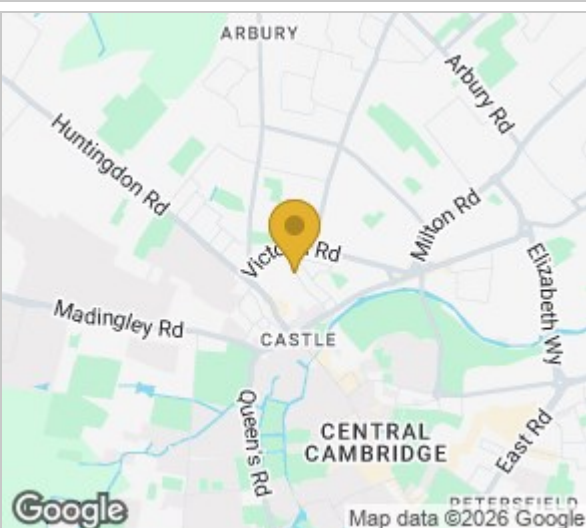
85 Hertford Street, Cambridge, CB4 3AF  
£1,350 Per month







Total area: approx. 33.9 sq. metres (364.8 sq. feet)  
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.  
Plan produced using PlanUp.



- Fully Furnished
- Available Immediately
- Garage Storage Included
- Walking Distance to City Centre

A unique one-bedroom, split-level apartment available in a highly sought-after part of Cambridge city centre, with the added benefit of garage storage and available for immediate occupancy.

Accessed at street level, the apartment opens directly into a private stairwell leading to the first floor. The stairwell benefits from several windows and, being positioned on a corner plot, the property enjoys two aspects which allow plenty of natural light into the accommodation.

On the first floor is the open-plan kitchen and living space. The kitchenette offers good countertop space with gas hob, integrated oven, slimline dishwasher, under-counter fridge freezer, sink and storage cupboards. The living area provides space for a sofa along with clever built-in bench-style seating, which doubles up to provide additional storage space.

On the second floor is a good-sized double bedroom, with Velux windows and attractive arched windows adding plenty of character and natural light to the room. The en-suite bathroom is well equipped with a full shower enclosure, WC, wash basin and skylight. The bedroom also benefits from a wardrobe-style cupboard as well as additional integrated storage which also houses the washing machine.

With the River Cam at the bottom of the road, and access to green spaces such as Jesus Green and Midsummer Common, this is a genuinely individual opportunity to rent a characterful property within touching distance of everything Cambridge city centre has to offer.

The property benefits from gas central heating and is available furnished, although the landlord may be flexible regarding furnishings. The apartment is suitable for either a single occupant or a couple.

Council Tax Band: A. EPC Rating: C.

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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.

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