



GRAY  
TOYNBEE



Greengates Court, 149 Histon Road, Cambridge, CB4 3JD

£1,350 Per month



### Floor Plan

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 34.5 sq. metres (371.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- First Floor Flat
- Balcony
- Integrated Appliances
- Unfurnished

A modern one-bedroom first floor flat located in an eye-catching and purpose-built development, just north of the City center, providing ideal access to the Science and Business parks and close to many local amenities.

The flat consists of an entrance hall leading to a double bedroom with integrated wardrobes and an open-plan kitchen and living area with a private balcony.

The modern kitchen has a range of fitted units and includes an integrated single oven, electric hob, integrated low-level fridge-freezer, integrated slimline dishwasher, and freestanding washer dryer. The bathroom is well-equipped with a double shower, vanity unit, wc, and towel rail.

There is underfloor heating throughout the flat, a phone entry system, and use of the communal bicycle store.

The block is tucked away in a quiet position on a no-through road off Histon Road while being very close to various amenities including Iceland, ALDI, Co-Op, and a Post Office. On site parking not available.

Council Tax Band: B & EPC Rating: C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		82	82

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