



Flat 4, Irwin House 209 Histon Road  
Cambridge, CB4 3HB

**Guide price £325,000**





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- Duplex apartment
- 2 bedrooms
- Allocated parking
- EPC rating B
- No chain

A duplex apartment with spacious and versatile space of over 800 sq. ft, in a high-quality, purpose-built block of just six apartments, with communal gardens and parking all within easy reach of the City.

This attractive apartment is in excellent condition and is on the first and second floors. There is a secure entrance and communal hall leading to the entrance hall with an understairs store. The kitchen/living room is a good size and is well fitted with storage cupboards and space for appliances. There is a double bedroom/second living room and a bathroom with a shower over the bath and a WC. On the second floor, there is a 23ft bedroom, with Velux rooflights and currently configured as a bedroom and adjoining dressing room.

The apartment has double glazing and gas central heating, and the energy rating is a B, making it an extremely cost-efficient and easy-to-run property.

Outside, at the front, there is a







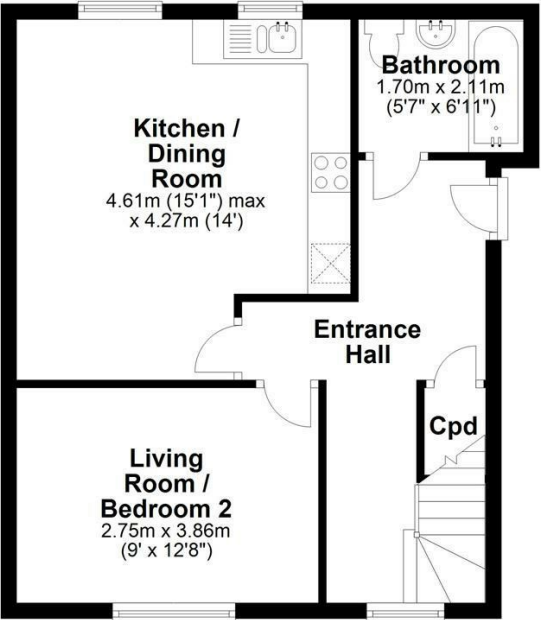
car park and an allocated space. Side access leads to the rear of the apartments, where there is a communal garden and a private brick storage shed.

What3words: ///unfair.insect.lifted



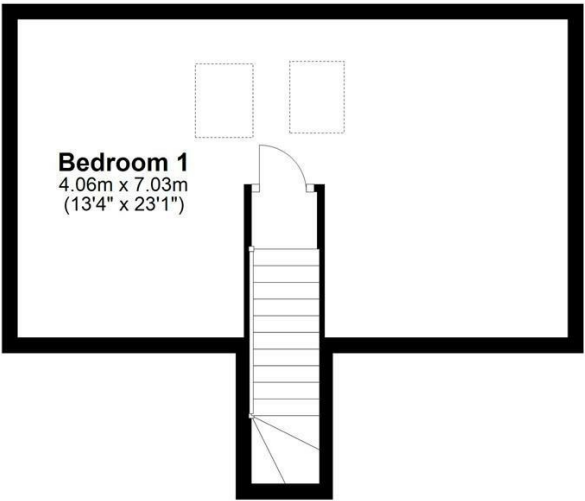
**First Floor**

Approx. 45.6 sq. metres (490.4 sq. feet)



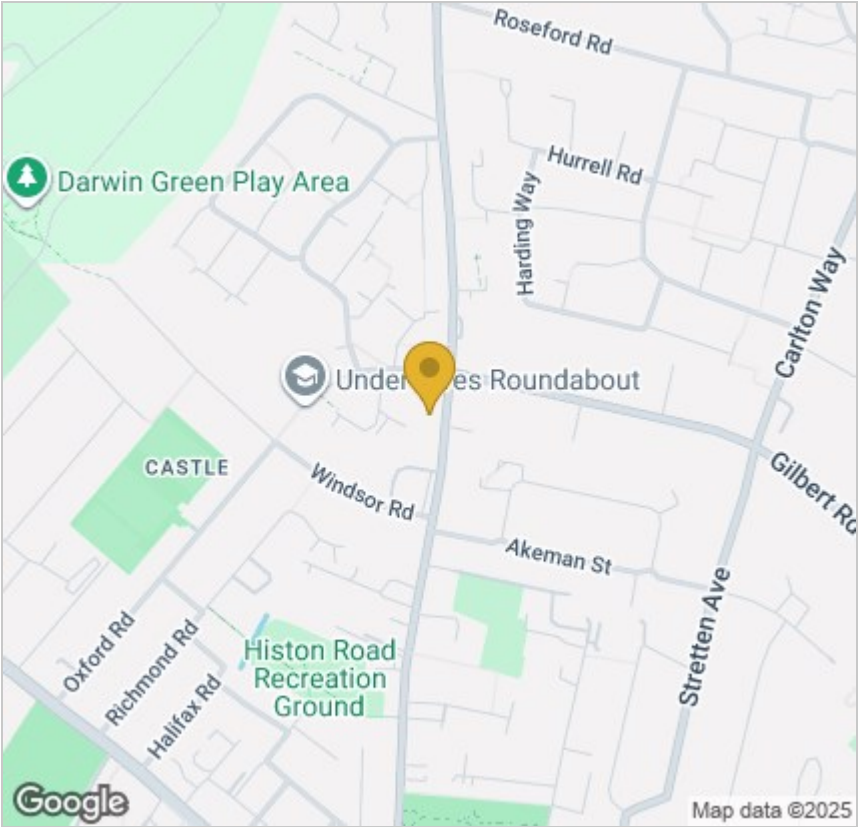
**Second Floor**

Approx. 30.1 sq. metres (324.4 sq. feet)

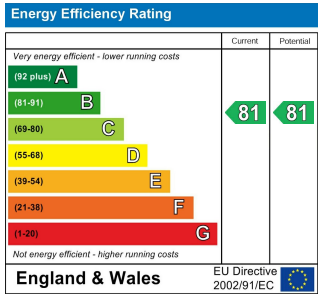


Total area: approx. 75.7 sq. metres (814.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Leasehold  
Council tax band: C

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