

GRAY TOYNBEE

6 Hertford Street

Cambridge, CB4 3AG

£650 Per month

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- Single Room
- Single Occupancy Only
- Fully Furnished
- Excellent Location
- Permit parking available

A light and well-equipped single room on the first floor of this shared house, with access to a modern communal area, a spacious balcony and a garden.

The accommodation is fully furnished and finished in a modern, neutral décor. It would suit a single professional or a student. On this floor you will find the room and a spacious shared bathroom with a toilet, sink and shower cubicle. Downstairs is a large shared kitchen, a second communal bathroom with a bath and shower, and a communal living space for relaxing and socialising.

The property is in a great location, approximately a 15-minute walk from Cambridge city centre, with regular bus links from the main bus station. Cambridge and Cambridge North train stations are each around 40 minutes away on foot. The River Cam, Jesus Green and the Lido are all within easy walking distance of this highly desirable street.

All utility bills are included in the

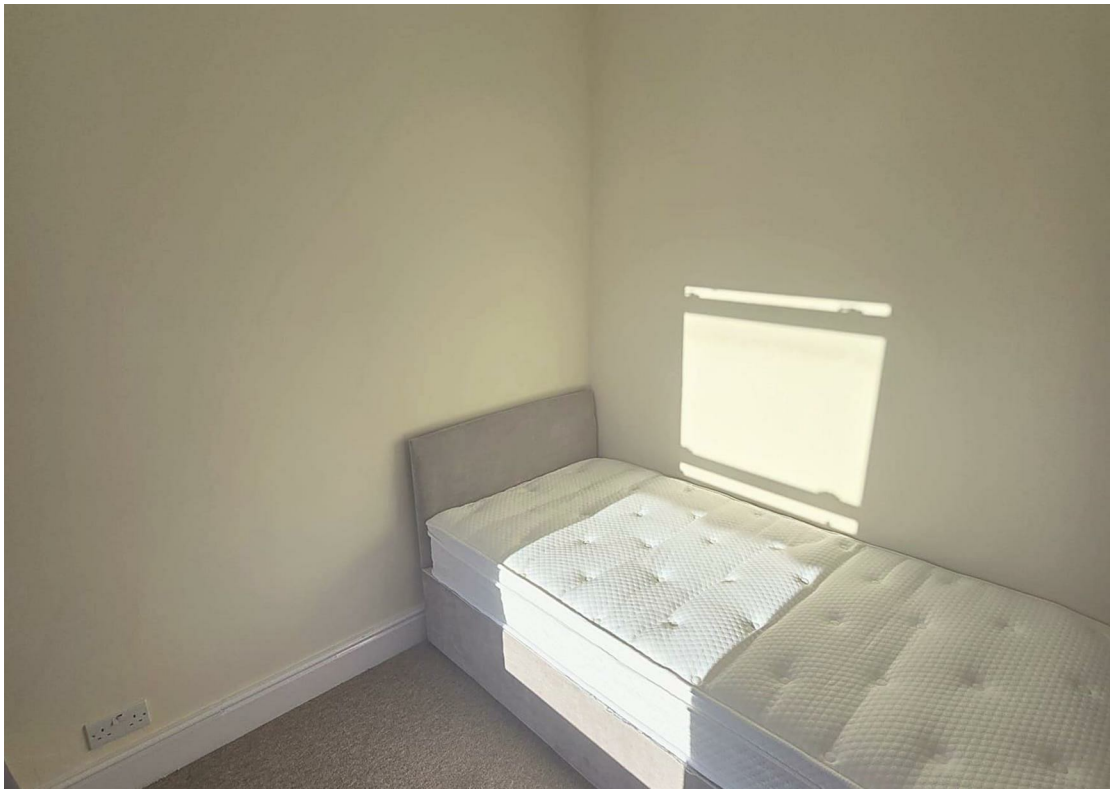














rent. Tenants also have access to the shared paved garden at the rear of the property, as well as the balcony.

Immediate move-in available.

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Council Tax: D EPC: D





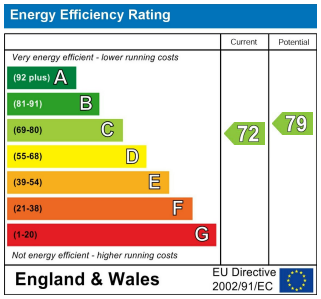
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Total area: approx. 217.2 sq. metres (2337.9 sq. feet)



Energy Efficiency Graph



Tenure:

Council tax band:

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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