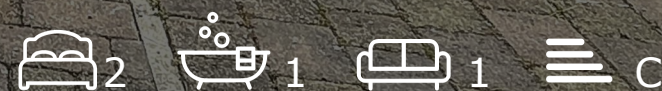
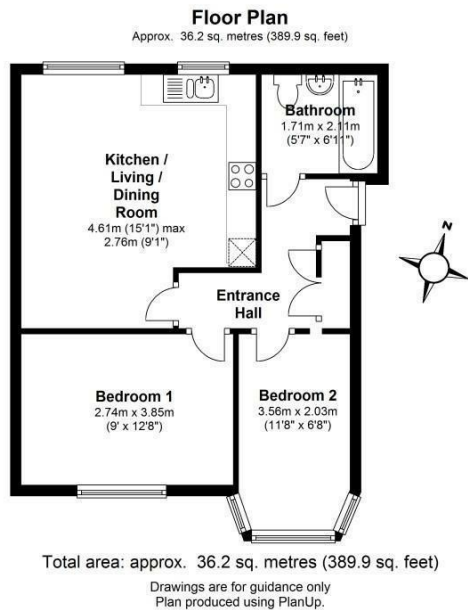




Flat 1 209 Histon Road, Cambridge, CB4 3HB
£1,450 Per month





- Available Immediately
- Off-Street Parking
- Excellent Condition
- Unfurnished

A spacious and versatile ground floor apartment extending to around 390 sq. ft, set within a high quality purpose built development of just six apartments. The property benefits from communal gardens and allocated parking and is conveniently located within easy reach of the City.

Presented in excellent condition throughout, the apartment offers well arranged and flexible accommodation ideal for professional tenants. A secure communal entrance leads to a well maintained hallway and onward to the private entrance of the apartment, where a generous entrance hall provides useful storage.

The kitchen and living area is well proportioned and provides a comfortable space for everyday living and entertaining. The kitchen is well fitted with a range of storage cupboards and offers ample space for appliances, with a layout that allows for a practical separation between cooking and living areas.

There is a further double room which offers excellent flexibility and could be used as a second bedroom, home office, or additional reception space. The bathroom is well appointed and comprises a modern suite with a shower over the bath, wash basin and WC.

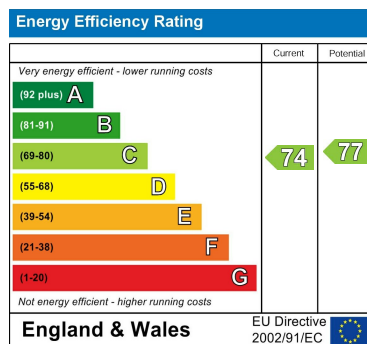
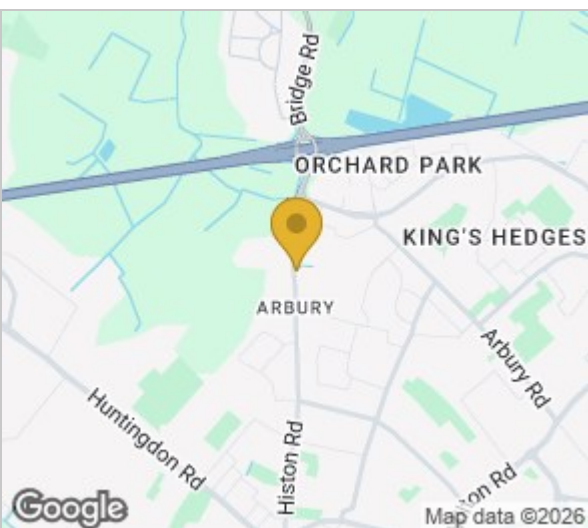
The principal bedroom is particularly spacious and allows for ample bedroom furniture and storage. The property benefits from double glazing and gas central heating throughout and has an EPC rating of C, contributing to efficient running costs.

Externally, the apartment enjoys an allocated parking space to the front of the building, along with side access to the rear communal garden. A private brick built storage shed provides additional practical storage.

The property is offered unfurnished and is available for immediate occupation.

EPC: C Council Tax Band: C

///regard.breed.pasta



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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