



Flat 10 Hartington House, Cambridge, CB2 8RL
£1,600 Per month

 2  1  1  E



Total area: approx. 65.0 sq. metres (699.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Available immediately
- Communal parking
- Access to Addenbrooke's & Royal Papworth Hospital

A well presented, two-bedroom top-floor flat located in a purpose-built block, set back from Hills Road in fully maintained grounds, offering parking for one car, a communal green area and bike store to the rear.

The property is ideally located for access to the City Centre, Cambridge Train Station, Royal Papworth and Addenbrooke's Hospital.

Upon entering the flat, you are welcomed by a charming entrance hallway complete with a built-in storage cupboard and intercom system. To the right is the spacious principal bedroom, while to the left is the second single bedroom. Both rooms benefit from an abundance of natural light and are finished in neutral tones, creating bright and comfortable living spaces.

The generously sized living area is filled with natural light and features a charming fireplace, along with access to a private balcony overlooking the front of the building. Leading off the lounge is a well-equipped kitchen offering ample storage, a washing machine, dishwasher, integrated hob, oven, fridge, and access to a second balcony overlooking the rear communal grounds. Completing the accommodation is the bathroom, fitted with a bath, overhead shower, WC, and wash basin.

This property would make an ideal home for young professionals, particularly those working at the nearby hospitals or seeking excellent commuter links.

EPC: E
Council Tax: C
What3Words: author.supply.waddled



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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