

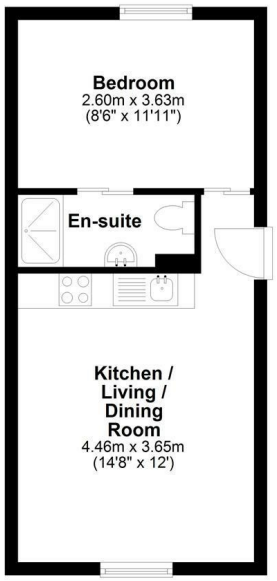
1 Cranwell Court Histon Road, Cambridge, CB4 3HD

Guide price £220,000

1 1 1 E

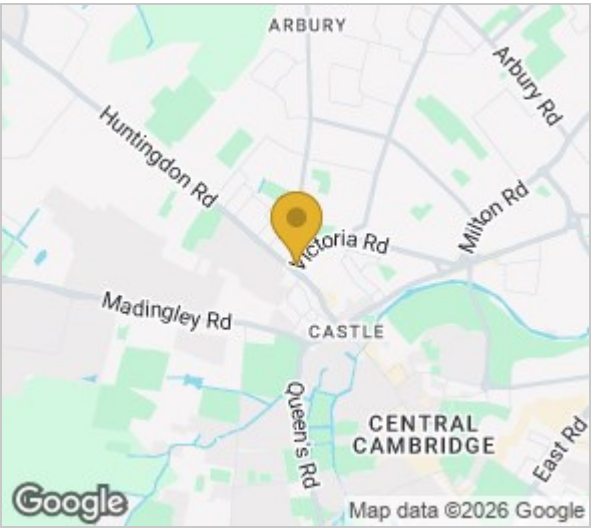
Floor Plan

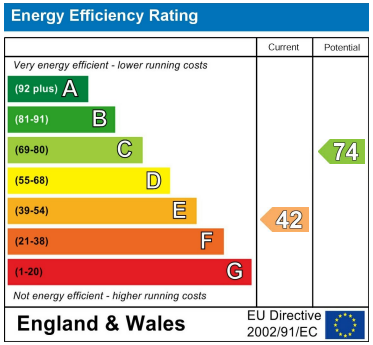
Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 30.5 sq. metres (328.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.





- Ground Floor
- Extended Lease
- Garage Included
- Close to City Centre

A well presented one bedroom ground floor flat, forming part of a purpose built apartment block, with the added benefit of a garage.

Accessed via a secure private entrance, the property opens directly into the open plan living and dining space, positioned to the front of the building. The room is finished with tiled flooring and neutral décor, creating a warm and inviting living environment with a practical, low maintenance finish.

The kitchenette is thoughtfully arranged and offers ample worktop space, an integrated electric hob and oven with extractor over, a stainless steel sink, and a range of high and low level cupboards. There is also space for under counter white goods. A stylish splashback adds character and a subtle point of contrast to the space.

The bedroom is a well proportioned double room overlooking the communal gardens to the rear, providing a pleasant green outlook. It is carpeted for added comfort underfoot.

The bathroom is well appointed with a shower unit, wc, wash basin, heated towel rail and extractor fan. A cleverly designed sliding door serves both the bedroom and the bathroom, maximising the use of space.

Further benefits include electric heating and double glazing throughout.

The property is ideally situated on Histon Road, within walking distance of local amenities and offering excellent transport links across the city, as well as convenient access to the heart of Cambridge.

///hangs.ideal.libraries







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 firms 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