GRAY TOYNBEE

7 Hart Close, Histon

Cambridge, CB24 9AS

Guide price £290,000

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- Modern
- Allocated Parking
- Fantastic Village Location
- Great Condition

A rare opportunity to acquire a stunning first floor apartment in a sought after location, situated within a modern purpose built development in a popular village just outside central Cambridge, with the added benefit of undercover allocated parking.

Accessed through a secure entry system, the flat opens into a hallway which nicely divides the flow of the property. The open plan kitchen, living and dining room is a fantastic feature of the home. The space is generous in size and decorated to a high standard, with neutral tones and a modern slate grey kitchen. The kitchen is well arranged, with integrated modern appliances, induction hob and great storage, while the living area provides plenty of space for both dining and relaxing.

There is plenty of natural light in all rooms keeping the space bright and inviting, and there is also access to a generous sized balcony providing valuable private outdoor space.

The bedroom is a generous double and is carpeted throughout.

The bathroom is modern and tiled,

comprising a shower over the bath, basin, WC and mirrored vanity unit. On the ground floor there is a large secure communal bike storage space.

Situated moments from the guided busway, the property provides fantastic access
into Cambridge as well as neighbouring villages with just 12 minutes into central Cambridge as well as Cambridge North train station and a direct bus to Addenbrooke's Hospital, St Ives and Huntingdon. Cambridge city centre is also easily commutable by bike. There is an onsite café and the village has plenty of local amenities within walking distance including a Co-Op, Tesco, restaurants, village pubs, library, GP and pharmacy with local countryside walks and green spaces on your doorstep.

Ideal for first time buyers and professionals with fantastic transport links, allocated parking and a wonderful standard of presentation throughout, this property offers an excellent opportunity to secure a home within a popular Cambridgeshire village.

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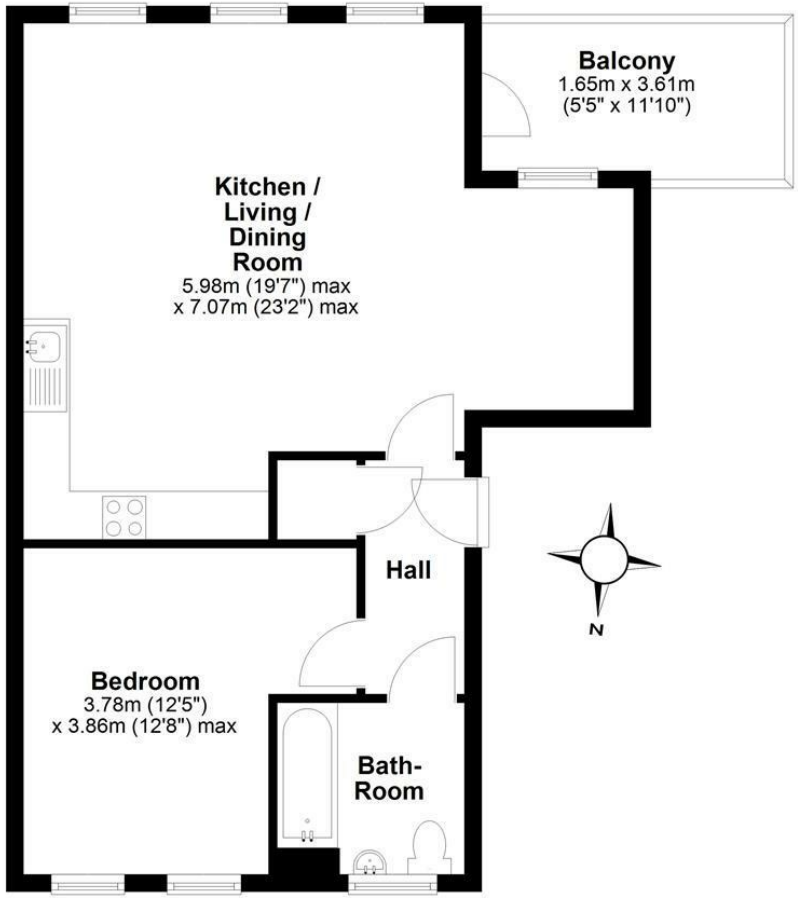
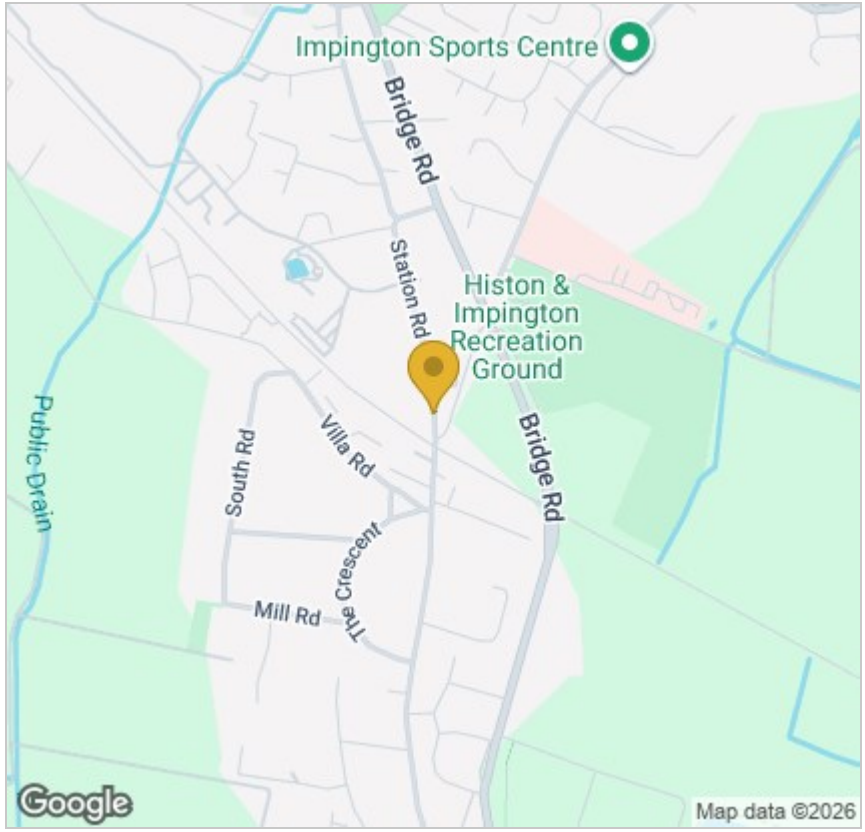
Floor Plan

Approx. 55.3 sq. metres (595.4 sq. feet)

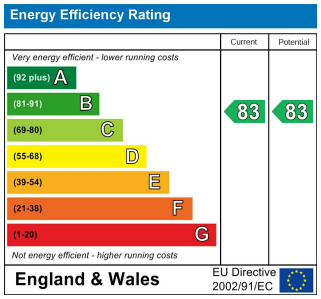


Total area: approx. 55.3 sq. metres (595.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold

994 years remaining, with a service charge of £1,680 p.a. & no ground rent.

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