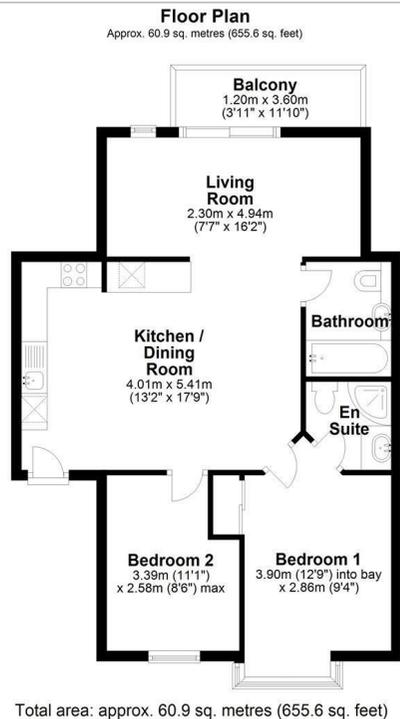




21a High Street, Cambridge, CB1 9HX  
£1,750 Per month

 2  2  1  C

# Floor Plan



# Accommodation

- 2 bedrooms and an en-suite
- Roof terrace
- Air conditioning
- Available May

A stylish, unique, two-bedroom first-floor apartment with a vaulted ceiling, ensuite and a roof terrace.

This 655 sq.ft apartment has been thoughtfully designed to create interesting and clever spaces. Access is via a private staircase and the main living space is open-plan, it includes a well-designed kitchen area with fitted appliances and stone worktops. The dining area opens to the living room with a vaulted ceiling and sliding doors to the private roof terrace. The kitchen/dining room has air conditioning.

There are two bedrooms, both are of good size and overlook the playing fields at the front. The main bedroom has built in wardrobe and an en-suite shower room and there is a separate main bathroom. Both are extremely well appointed with high-quality sanitaryware.

There is a private roof terrace with a high, glazed, privacy screen. At the front of the property is a private bin store and also a private bike shed. There is allocated parking for one vehicle and an EV charger.

Cherry Hinton has excellent local amenities and offers easy connections to local employers and transport links.

Council tax band: B EPC: C

///bless.hunt.things

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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