

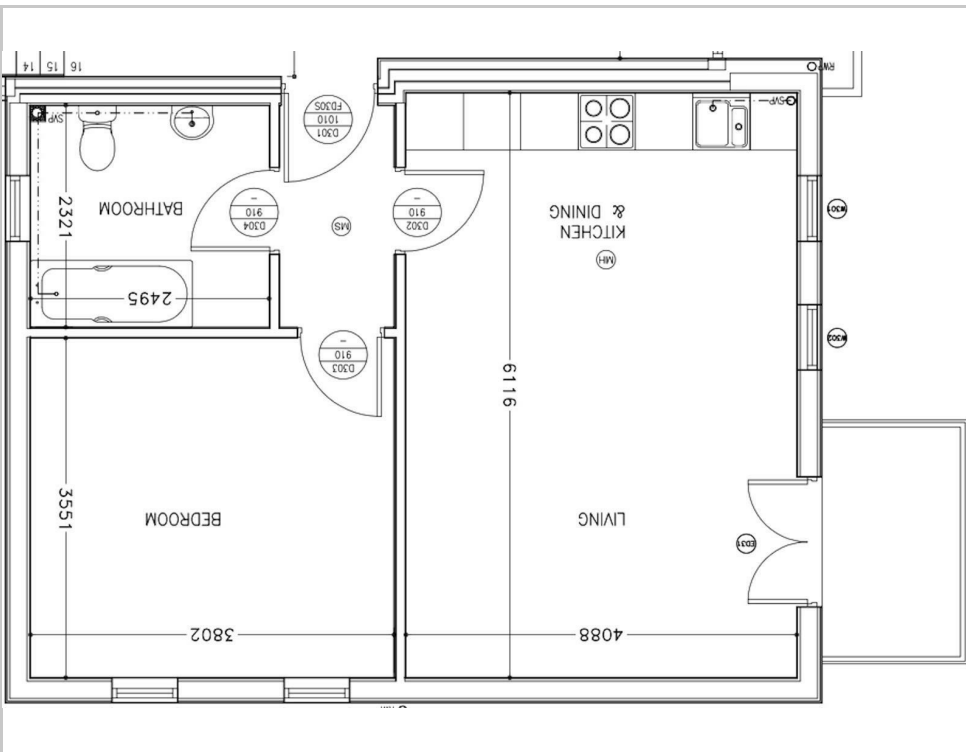


GRAY
TOYNBEE



Langham House Histon Road, Cambridge, CB4 3HP
£1,550 Per month





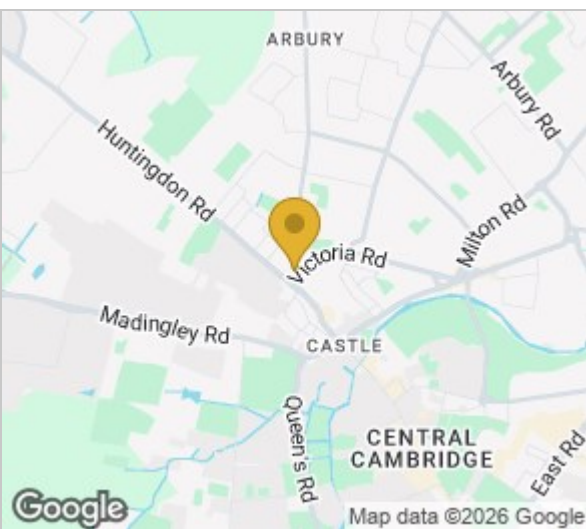
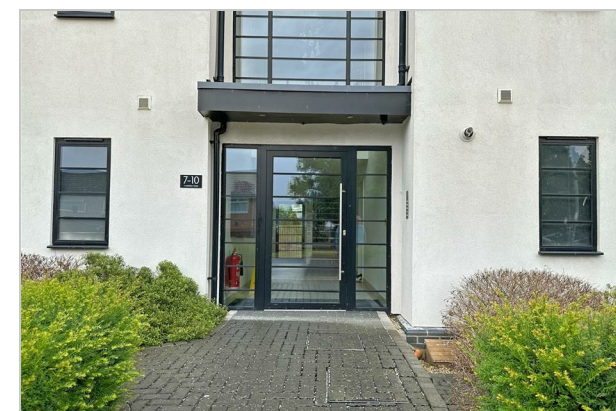
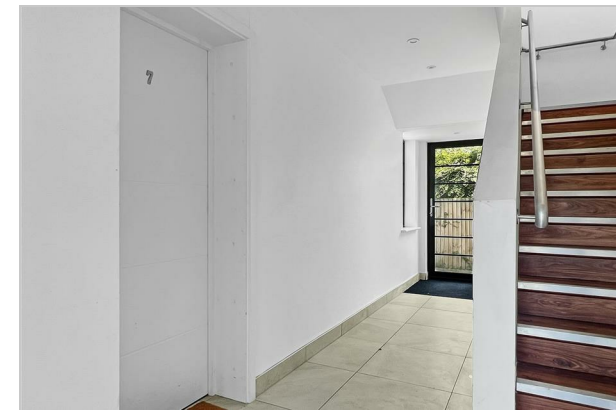
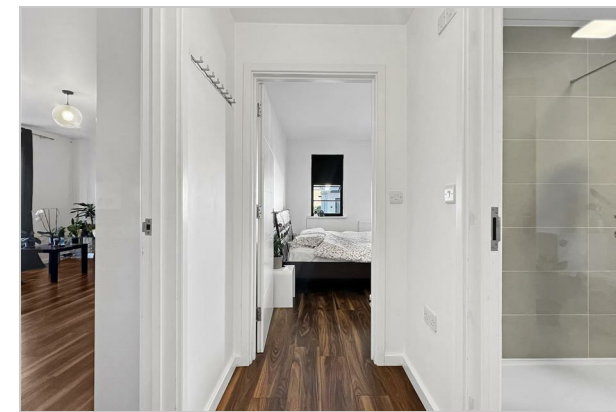
- Furnished Flat
- Allocated Parking
- Fantastic Location
- Gas Central Heating

A beautifully presented flat located on the first floor of this eye-catching development on the corner of Histon Road and Gilbert Road, well placed for access to the City Centre, A14 and Science/Business Parks. Within walking distance of many local amenities.

The property comes furnished and has gas central heating. In the modern, well fitted kitchen, you have an integral hob/double oven, washer/dryer and fridge freezer, this opens to the bright and spacious living and dining area. Off the hallway, there is a double bedroom, with built in wardrobes, and a shower room. There is entry phone access and a secure cycle store. Off street parking for one car.

EPC: B. Council Tax Band: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(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.

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