

**Tristram's**  
Sales and Lettings

## The Litmus Building, 802 Huntingdon Street

- Amazing City Centre Location
- Close to All Amenities
- Modern Kitchen with Integrated Appliances.
- Allocated Secure Parking

**£1,200 pcm**  
EPC Rating 'B'





## Property Description

### ENTERING THE BLOCK

There is a secure intercom system to call up to the apartment and allow access for friends and visitors. Along with a concierge entrance and security staff manning the desk at certain hours in the day and night.

The communal areas are well kept, cleaned and tidy.

### COMMUNAL AREAS

The Litmus building boasts of on-site gym, swimming pool and sauna, which are all free to be used by the residents within the block. The building also has secured gated parking, with the flat benefiting from an allocated space.

### KITCHEN/DINING/LIVING ROOM

27' 3" x 13' 10" (8.33m x 4.24m) An excellent modern kitchen with soft grey unit doors and a marble effect work top. The kitchen benefits from integrated appliances such as a dishwasher, fridge freezer and washing machine. The Living and Dining area is a large and spacious area boasting of Sofa, Television





Stand, Storage and Dining table with four chairs. Large french doors opening up to the juliet balcony with views looking out over the city towards the famous National Ice Arena.

#### BEDROOM 1

14' 6" x 10' 0" (4.44m x 3.05m) The bedroom is a large double bedroom with fitted wardrobes and a study/desk space, with a frosted glass allowing for lighting to come through. The room is carpeted throughout and neutrally decorated.

#### BATHROOM

Bathroom area is tiled with bath and shower over bath with toilet and sink basin separate.



#### BEDROOM 2

12' 1" x 9' 2" (3.69m x 2.81m) With amazing views out to the city, this bedroom comprises of a large double bed with fitted wardrobes and three piece en-suite. The large windows allow for ample lighting into the bedroom, with carpets running throughout.

#### ENSUITE

En-suite bathroom area consist of large walk-in shower with toilet and sink basin separate.

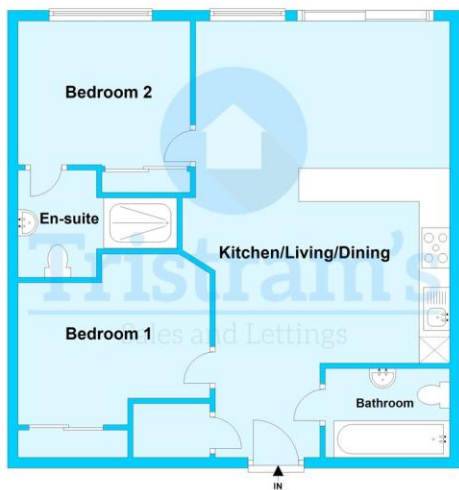
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Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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