



Humberstone Road, Cambridge, CB4 1EZ





## Humberstone Road

Cambridge,  
CB4 1EZ

### INVESTMENT OPPORTUNITY WITH TENANT IN SITU

A high specification second floor studio apartment available to **STUDENTS ONLY** within this architecturally designed development with easy access to the historic city centre. The accommodation comprises open plan studio living/dining/sleeping/study/kitchen and en suite shower room. Further benefiting from a communal garden and bicycle shelter.

### LOCATION

The property is located in a desirable residential area within the West Chesterton ward of Cambridge and is positioned conveniently for access to Anglia Ruskin University (0.7 miles) and the city centre (1.2 miles). A good range of amenities can also be found nearby on Chesterton Road (0.5 miles), Cambridge Retail Park (0.8 miles) and the Grafton Centre (0.6 miles). Distances approximate.

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**Guide Price £170,000**





## COMMUNAL ENTRANCE

With access to apartment entrance door to:

## RECEPTION HALL

Open to:

## OPEN PLAN STUDIO

Comprising fitted kitchenette with base and wall units, work top, sink and integrated appliances including 2 ring electric hob, microwave combination oven, fridge with ice box and washer dryer, built in wardrobe with fitted shelves and hanging rail, fitted desk and furniture including double bed, sofa, TV unit, desk chair and dining table with 4 stools. Door to:

## SHOWER ROOM

With shower, WC and wash basin with mirror above.

## OUTSIDE

Communal garden principally laid to lawn with shrub borders and bicycle shelter.

## AGENTS NOTES

Tenure - Leasehold  
Length of Lease - 989 Years Remaining

Annual Ground Rent - £350  
Annual Service Charge - £1,963  
Service Charge Review Period - N/A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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	

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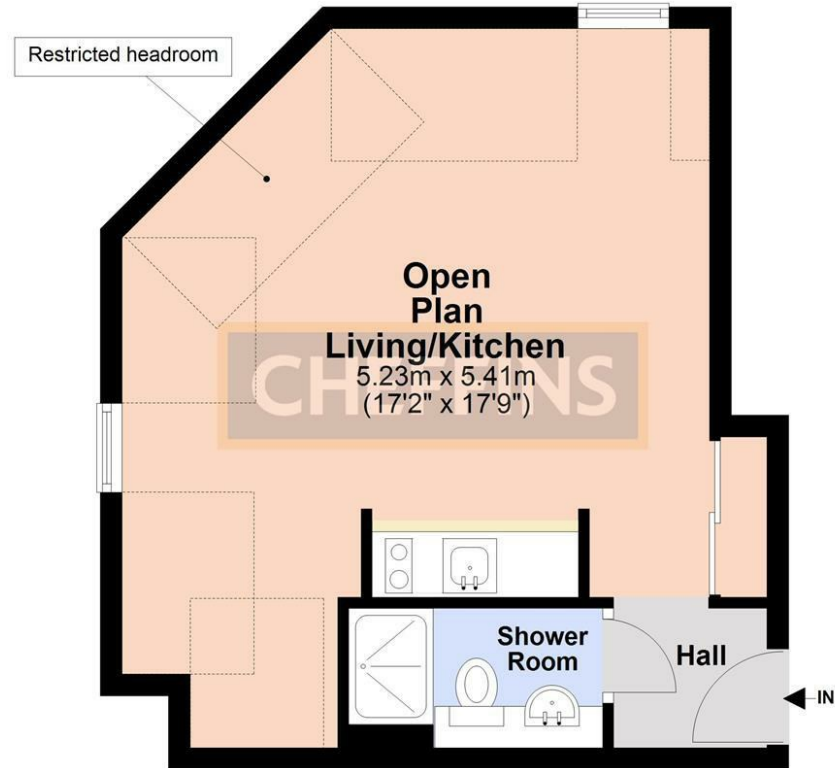
Tenure - Leasehold

Council Tax Band - A

Local Authority - Cambridge City Council

## Second Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 35.0 sq. metres (377.1 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.