



Albemarle Way, Cambridge

EPC Rating 64

Guide Price **£195,000**

- 1 bedroom first floor flat
- Modern bathroom with shower
- Kitchen
- Living room
- Balcony overlooking green space
- Cambridge City Council Tax band A
- Off road road parking
- Within walking distance of local amenities
- Gas central heating
- CHAIN FREE



ALBEMARLE WAY, RED LODGE Offered to the market CHAIN FREE is a 1 bedroom first floor flat in the city of Cambridge. The property boasts 1 double bedroom, bathroom, living room, kitchen and balcony overlooking green space. Externally there is off road communal parking and the flat is within walking distance of local amenities and has great transport links to the A14.

ENTRANCE HALL With a storage cupboard and doors leading to all rooms.

LIVING ROOM 13' 6" x 11' 0" (4.11m x 3.35m)
With window to the rear and door leading to the balcony which overlooks pleasant green space.



KITCHEN 11' 5" x 10' 6" (3.48m x 3.2m) With a good range of wood effect base units beneath a black speckled worktop, tile splash-back and vinyl flooring. Space and plumbing for a freestanding washing machine, dishwasher, oven and fridge freezer. Ample space for a dining table, window to the rear and 3 storage cupboards, 1 of which housing the combi-boiler.

BEDROOM 11' 2" x 8' 5" (3.4m x 2.57m) Double bedroom with window to the rear overlooking green space.



BATHROOM 5' 5" x 7' 7" (1.65m x 2.31m)
Modern 3 piece suite with tiled corner shower enclosure, WC and pedestal wash basin. Part tiled walls, vinyl flooring and extractor fan.

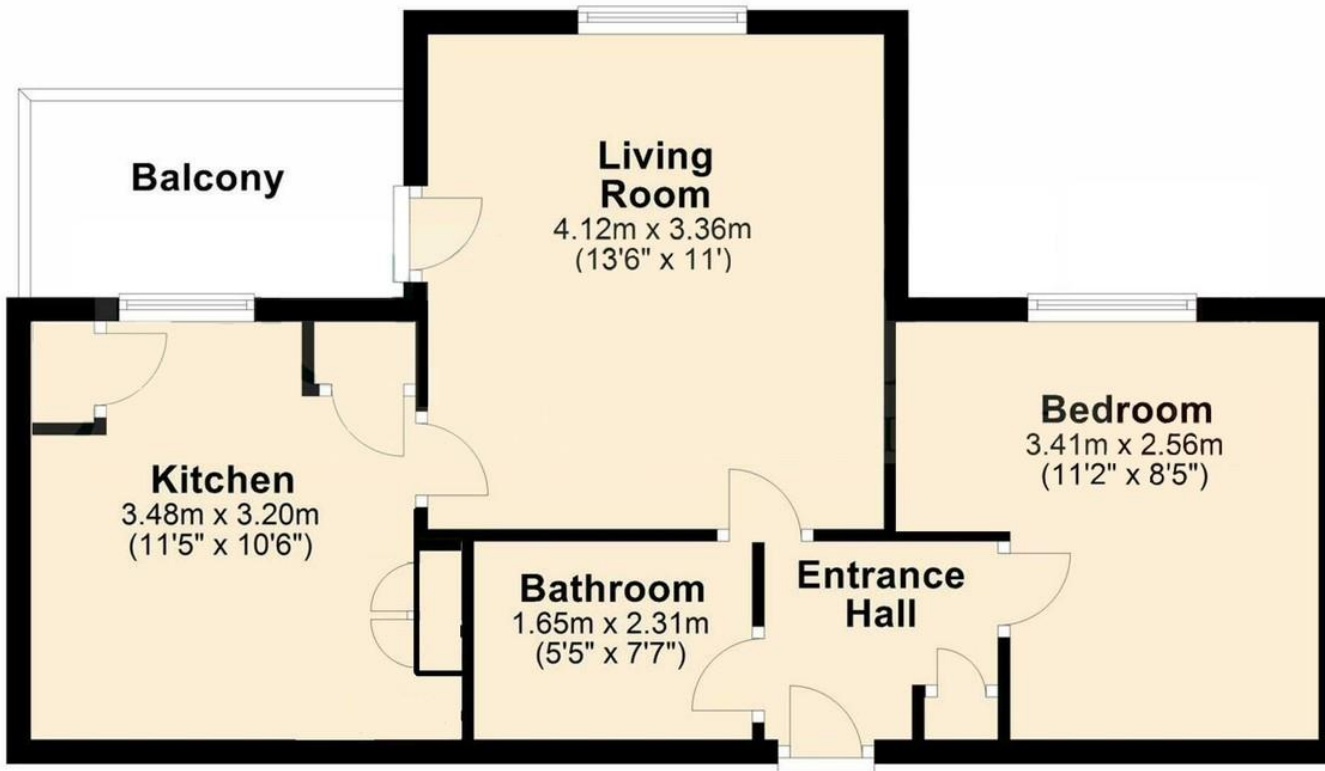
OUTSIDE There is off road communal parking to the front of the property and 1 outside secure on-bloc storage shed.

AGENT NOTES There is currently a tenant in situ who will be given appropriate notice once a sale has been agreed.

Lease length - 88 years
Freeholder - Cambridge City Council
Ground rent - £10 per year
Service charges - on average £550 per year

Floor Plan

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 44.4 sq. metres (478.3 sq. feet)

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Cambridge City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements