



## Tenure

Leasehold

## Council Tax Band

B

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## Sturton Street | Cambridge | CB1 2QG

A first floor flat with rare off-road parking on a popular residential road within walking distance of the city centre and railway station. The property is offered for sale with no upward chain and would make an ideal first time buy or investment purchase, some modernisation is required. Internal viewing is strongly recommended.

## Guide Price £325,000

- Two Double Bedrooms
- Car Port
- Enclosed Garden Area
- Gas Radiator Heating
- Part Double Glazed
- No Upward Chain



## Property Description

### FULL DESCRIPTION

A first floor flat, with rare off-road parking, on a popular residential road and within walking distance of the city centre and railway station. The property is offered for sale with no upward chain and would make an ideal first time buy or investment purchase. Some modernisation is required but security of the property has recently been enhanced. Internal viewing is strongly recommended.

### HALL

Double glazed window to rear aspect, double panelled radiator, laminate floor.

### LIVING ROOM

11' 5" x 13' 10" (3.49m x 4.24m)

Two multi paned windows to front aspect, two single panelled radiators, laminate floor, cupboard housing wall mounted combi boiler.

### KITCHEN

10' 8" x 7' 8" (3.26m x 2.35m)

Double glazed window to rear aspect, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated electric oven and hob, extractor fan over, space and plumbing for washing machine, space for fridge freezer.

### BEDROOM ONE

9' 10" x 9' 3" (3.0m x 2.83m)

Window to front aspect, double panelled radiator, storage cupboard.

### BEDROOM TWO

13' 0" x 7' 8" (3.98m x 2.36m)

Window to front aspect, double panelled radiator.

### BATHROOM

Obscured double glazed window to rear aspect, double panelled radiator, side panelled bath with shower attachment over, pedestal mounted wash hand basin, low level wc.

### OUTSIDE

Spacious private enclosed garden to the rear of the property accessed through a communal passageway. Rare - and much sought after - off-road parking in covered car port, with storage shed at the rear.

### LEASE DETAILS AND CHARGES

The property is one of three leasehold flats. A new lease term of 999 years will be offered with a share of the freehold. Leaseholders are directors of the management company which owns the freehold and controls the building.

Lease length - 999 years.

Service charge - no annual charge. As and when maintenance required it is shared between 3 leaseholders

Ground rent - nil

Council Tax Band - B

EPC Rating Band - awaiting band

