



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Tenure

Leasehold

## Council Tax Band

B

## Contact Details

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## Sleaford Street | Cambridge | CB1 2PU

A ground floor maisonette in a popular and central location within the city. The property has been completely re-furbished and is offered for sale with no upward chain. Accommodation comprises one bedroom, open plan newly fitted kitchen/living room, newly fitted shower room and communal gardens.

## Guide Price £246,750

- One Bedroom
- Central Location
- No Upward Chain
- Newly Refurbished
- Open Plan Lounge/Kitchen



## Property Description

### OPEN PLAN LIVING ROOM/KITCHEN

15' 10" x 13' 7" (4.83m x 4.15m)

Secondary double glazed window to front aspect, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fridge, washing machine, electric cooker, breakfast bar, storage cupboard.

### INNER LOBBY

Storage cupboard, doors off.

### SHOWER ROOM

Shower Cubicle, pedestal mounted wash hand basin, low level WC, fully tiled walls and floor, extractor fan.

### BEDROOM

9' 8" x 8' 9" (2.97m x 2.68m)

Secondary double glazed window to rear aspect.

### OUTSIDE

To the front of the property is a small garden area which is open to the communal lawn with a path to the front door, there is a communal bike store and parking within a residents car park.

