



bush
sales

14 Winstanley Court Cromwell Road, Cambridge - Offers Around

£195 000

A purpose built first floor one bedroom studio apartment with no upward chain and a newly renewed 169 year lease, located on the south side of the City within walking distance of the station, local shopping facilities and main bus route to City Centre. The accommodation comprises communal entrance hall, lobby, first floor, entrance hall, lounge / dining room, fitted kitchen, bedroom, bathroom with shower. The property also benefits from double glazed windows, communal gardens and allocated parking. An ideal first time purchase or investment opportunity.

Location

Winstanley Court is located off Cromwell Road. Cromwell Road is located off Mill Road nearby is The Romsey Town, which has a unique atmosphere and a wealth of retail shops and services. The area has several parks, schooling for most ages and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the city centre.

Ground Floor

Front door with secure entry system.

Communal Entrance Hall

Stairs to first floor.

First Floor

Landing, door leading to:

Entrance Hall

Entry phone system.

Dining/Sitting Area

10'7 x 10'4 (3.23m x 3.15m)

Double glazed window to side aspect, electric storage heater. Door to kitchen area and opening to:

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom

10'4 x 6'10 (3.15m x 2.08m)

Double glazed window to side aspect, electric storage heater.

Kitchen

8'0" x 5'6" (2.46m x 1.70m)

Fitted with a range of wall and base level units with worktop surfaces housing a stainless steel sink and drainer unit with mixer, electric cooker point, fridge/freezer, washing machine. Double glazed window to rear aspect, built-in airing cupboard housing hot water cylinder.

Outside

Communal gardens, allocated off street parking.

Additional Information

TENURE - Leasehold

TERM - 189 Years from 20th December 2001 with 169 years remaining

MAINTENANCE CHARGES - Approx £1,600 per annum

GROUND RENT - NIL

POSTCODE - CB1 3UR

COUNCIL TAX - B

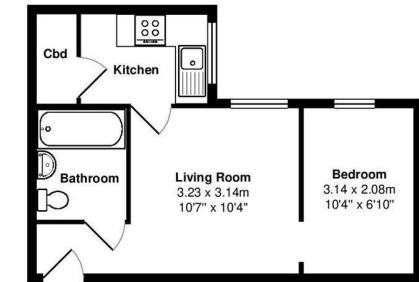
SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City Council. FIXTURES & FITTINGS - All fixtures and fittings are included from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



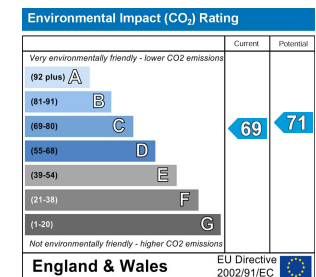
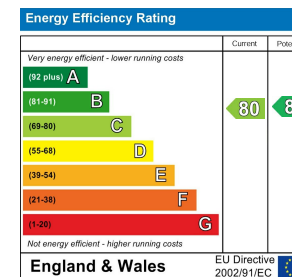
Winstanley Court



Total Area: 28.4 m² ... 306 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



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