



Bush & Co.



## 28 Cherry Hinton Road, Cambridge, CB1 7AA

Offers Around £875,000 Freehold



Energy Rating Band C

The ground floor accommodation comprises a communal entrance hall with stairs rising to first floor and under stairs storage, utility room and two one bedroom en suite apartments both with fitted kitchens comprising integrated appliances and sizeable double bedrooms.

To the first floor there is a spacious landing providing access to an additional two one bedroom en suite apartments both with fitted kitchens comprising integrated appliances and sizeable double bedrooms.

Externally the property offers a paved frontage, providing parking for a single vehicle and side pedestrian access leading to a good sized southerly facing rear garden.

### Location

Cherry Hinton Road lies to the south of the city, well placed for access to Addenbrookes's Hospital/Biomedical Campus and the mainline railway station with services to London's King's Cross and Liverpool Street. There are a number of independent and state schools in the area, together with sixth form colleges on Hills Road and Long Road. Numerous leisure and sporting facilities are within easy walking or cycling distance, including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym etc, together with Cambridge Leisure, a supermarket, restaurant and cinema complex to the north of Cherry Hinton Road which is within a few minutes walk.

TENURE - Freehold

POSTCODE - CB1 7AA

BUSINESS RATES - Current rateable value (1 April 2023 to present) £6,800

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

LOCAL AUTHORITY - Cambridge City Council

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

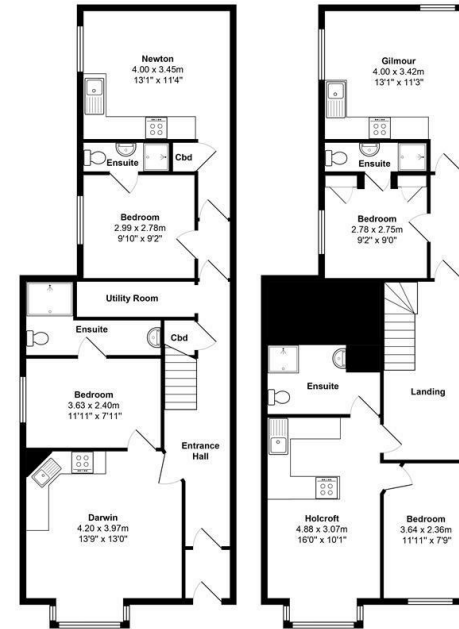
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

Flats at 28, Cherry Hinton Road, Cambridge, CB1 7AA



Total Area: 154.0 m<sup>2</sup> ... 1658 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

## Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings - - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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