



Bush & Co.





## 9 Falmouth Avenue, Cambridge, CB3 0UF

Price £325,000 Leasehold



Darwin Green is a new community situated off Huntingdon Road to the west of Cambridge around two miles from the historic city centre. The future development will include schooling, health centre, a library, shops and sporting facilities. There will be multiple open green spaces and a large central park. The location allows good transport links with the A14/M11 being just 1.5 miles and the railway station around 3 miles.

The property is a second floor corner apartment with full height windows throughout offering light filled, easy to maintain accommodation with stylish and modern decor and Amtico flooring.

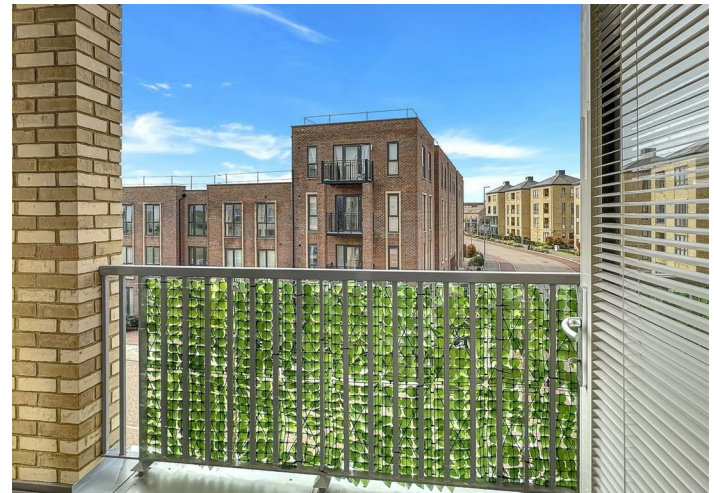
The communal entrance has stairs to all floors. The entrance hall has a secure video entry intercom system and a useful storage cupboard. The spacious double bedroom has two windows and built in double wardrobe. There is a superb contemporary four piece bathroom with separate bath and shower cubicle, w.c, wash hand basin, chrome heated towel rail and part tiled walls.

The well proportioned open plan sitting/dining/kitchen is beautifully light with two windows and double French doors which lead out to a stunning covered seating terrace with ample room for table and chairs. The fitted kitchen features a modern range of wall and base units and work surfaces with inset stainless steel sink and drainer in addition to a full complement of integrated appliances including electric oven, gas hob with extractor over, fridge, freezer, washer dryer and dishwasher.

Parking - There is an allocated under cover car parking space and further visitor spaces are available throughout the development.

TENURE - Leasehold  
TERM - 995 years remaining  
MAINTENANCE CHARGES - £1250 PA  
GROUND RENT - Zero  
COUNCIL TAX - Band C  
LOCAL AUTHORITY - Cambridge







## 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.

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- \* Media tours

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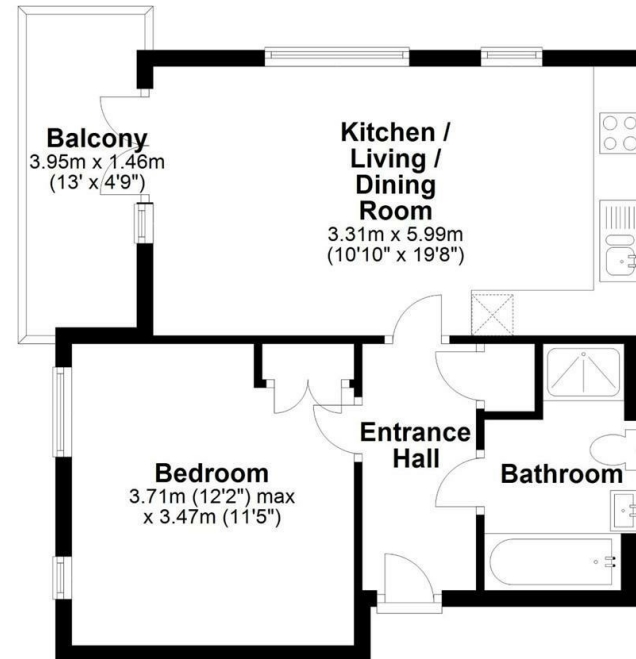
01223 246262

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Established. Independent. Passionate

## Floor Plan

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

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