



Bush & Co.



## Flat 8 Park House Queen Ediths Way, Cambridge, CB1 8PW

Guide Price £450,000 Leasehold



Energy Rating Band C

Park House is a select development of nine properties, located on Queen Ediths Way, less than half a mile from Addenbrookes Hospital and the Biomedical campus. Built in 2009 and finished to a high standard the apartment has an electric central heating system, double glazing and an allocated parking space in front.

Apartment 8 is positioned on the top floor with views over the communal gardens to the rear, with well-planned accommodation measuring over 900 SQFT

In brief the accommodation consists, entrance hallway with storage cupboard. The spacious open plan living/dining room is light and airy and measures over 20 foot in length. The kitchen is open to the living room and has a range of matching cabinets and drawers, integrated oven with extractor above, 2 Velux windows. space and plumbing for appliances.

There are 3 bedrooms, 2 doubles and a comfortable single. The principal bedroom has pleasant views over the communal gardens to the rear, built in wardrobe, Jack and Jill access to en suite bathroom. Bedroom 2 also benefits from built in wardrobe.

The family bathroom is a great size, there is a bath, separate shower cubicle, hand wash basin and WC, finished with floor to ceiling tiling.

Outside, the apartment is set back from the road, there is allocated parking and visitor spaces. The communal gardens are extremely well maintained and have a large lawn, shrub borders and a covered bike store. Beyond the gardens there is allotments and Nightingale Recreation Ground.

Queen Ediths Way is situated, close to Addenbrookes Hospital and the Biomedical campus, about 1.5 miles from Cambridge Station, and some 3 miles from the city centre. Being located on the southern outskirts of the city the property is ideally placed for access to the M11 and A11 trunk roads, while Stansted airport is a little over 25 miles away.



## 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.

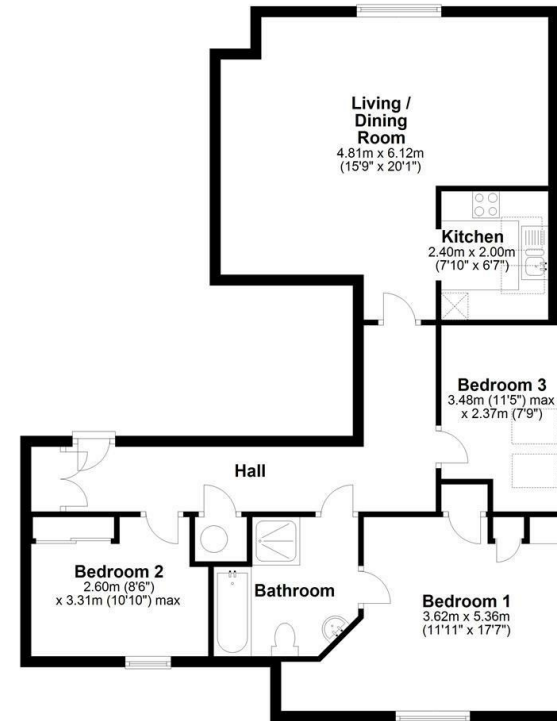
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**Floor Plan**  
Approx. 84.7 sq. metres (911.2 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold Term 984 years remaining

Service Charge £3,600 Per Annum No ground rent

Council Tax - Band E

Fixtures & Fittings -

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN

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