



Bush & Co.



## 22 Fitzwilliam Road, Cambridge, CB2 8BN

Guide Price £350,000 Leasehold



Energy Rating Band B

A spacious 2-bedroom first floor apartment with south facing balcony and underground parking, located on Fitzwilliam Road, forming part of the award-winning Kaleidoscope development, being sold with the benefit of no onward chain.

22 Fitzwilliam Road is a light, spacious 2-bedroom first floor apartment, modern in design, with underfloor heating throughout, finished to a high specification, with South facing balcony, perfectly positioned for easy access to the city centre, Addenbrooke's Campus and Cambridge Train Station.

In brief the accommodation consists; A welcoming wide entrance hallway gives access into all rooms, there is a large storage cupboard, with space and plumbing for appliances. The open plan kitchen/living room is light bright and airy with window to rear aspect and glazed door leading out to a South facing balcony.

The kitchen, has a range of matching cabinets and drawers, integrated oven, 4 ring gas hob with extractor above, ample worksurfaces, integrated fridge/freezer.

There are 2 bedrooms, the principal bedroom is a comfortable double with large 4 pane glass windows, slider wardrobe, further modern storage/workstation wraps around under the window. Bedroom 2 is a comfortable single.

The bathroom has a bath with shower attached, a separate shower, WC, hand wash basin, heated towel rail, finished with floor to ceiling contemporary tiling.

Outside, there is allocated underground secure parking and a bicycle store.

TENURE - Leasehold

TERM - 990 Years from 2007, 973 years remaining

MAINTENANCE CHARGES - £3149 per annum to include buildings insurance and maintenance of communal areas

GROUND RENT - £350 Per annum

COUNCIL TAX - Band D

POST CODE - CB2 8BN

Fitzwilliam Road, is a modern development of purpose-built apartments in a sought-after central location off Brooklands Avenue. The historic city centre is within easy reach, as is the Addenbrookes Hospital Biomedical Campus and the mainline railway station. There is a superb selection of cafes, bars, restaurants and shops nearby with the leisure park, Hills Road and Station Square all within walking distance.



## 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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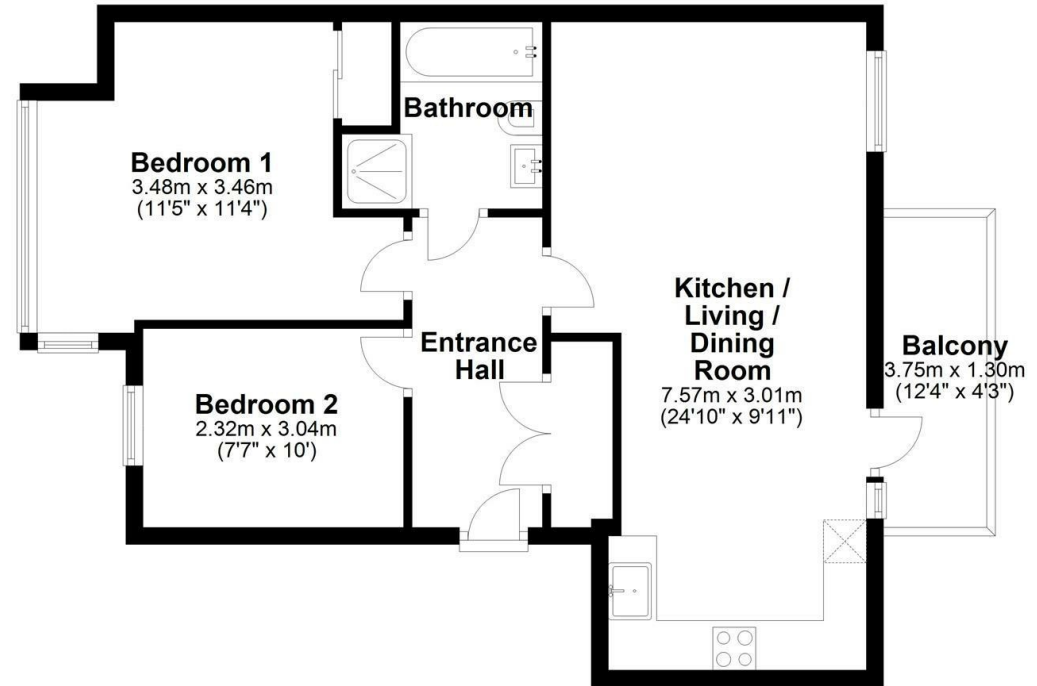
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## Floor Plan

Approx. 58.4 sq. metres (628.2 sq. feet)



Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band D

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  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

