



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.

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.

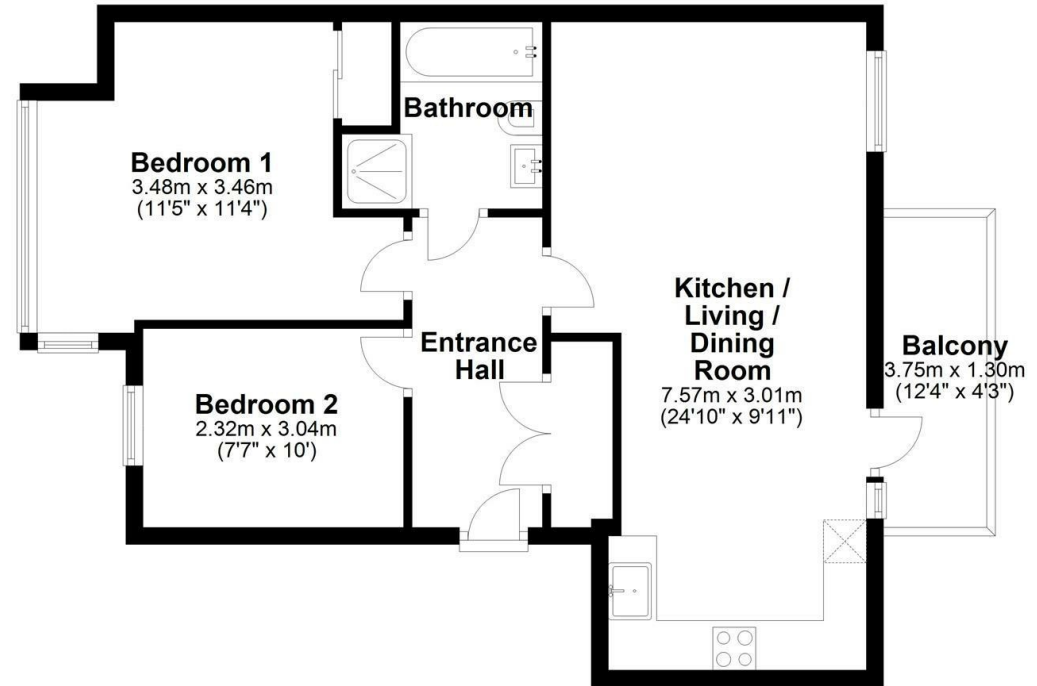
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Floor Plan

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

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