



Bush & Co.



36 St. Matthews Gardens, Cambridge, CB1 2PJ

£240,000 Leasehold



Energy Rating Band C

St Matthews Gardens is a modern development of apartments and townhouses set around an extensive central green with an underground car park beneath. The location allows for easy access to the city centre and railway station and there are many retail and recreational facilities within easy walking distance including the beehive centre and retail park just moments away.

Flat 36 is situated on the first floor offering fine views across the development and communal gardens and is accessed via a secure video entry system. The entrance door leads to a hallway with useful cupboard housing the wall mounted gas fired combination boiler. There is a well proportioned sitting/dining room featuring a large bay window to the front with a beautiful outlook.

Double doors open to a modern fitted kitchen with integrated appliances including electric oven and hob with extractor over, washer/dryer, fridge and freezer. The double bedroom has French doors with Juliet balcony and a built in double wardrobe with sliding doors. The bathroom has a sash window and air extractor fan in addition to the three piece suite with shower over the bath and tiled splash backs.

Outside, the development has wonderful and expansive communal garden spaces and play parks as well as a secure bicycle store and an allocated parking space within the underground car park.

TENURE - Leasehold

TERM - 125 years from January 2002 with 103 years remaining

MAINTENANCE CHARGES - £3679.52 PA to include buildings insurance, upkeep of the communal grounds and underground car park.

GROUND RENT - £250 PA

COUNCIL TAX - Band C

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

Please note the photographs that have been used are previous photos and there have since been some changes in the property.



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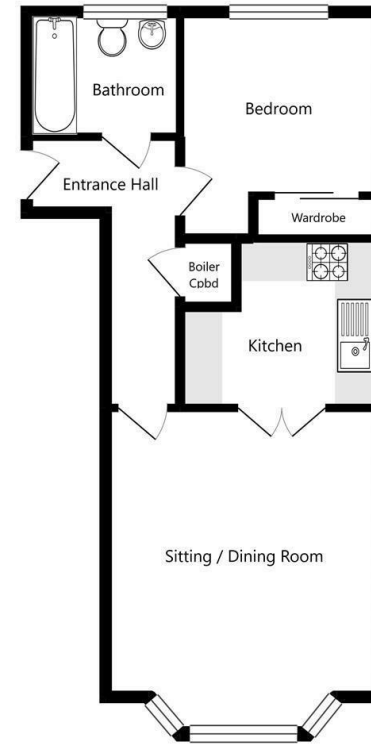
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Total Area: 398 sq ft ... 37 sqm

Further Information

Tenure - Leasehold

Council Tax - Band C

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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