



Bush & Co.

# 82 Kings Hedges Road, Cambridge - Guide Price £235,000

Kings Hedges Road is a convenient north city location offering superb access to the Cambridge science & business parks as well as the Cambridge north railway station and A14. There are several local shops within easy walking distance and larger supermarkets and other facilities are situated nearby.

The property is one of two apartments in this converted 1930's built house with each retaining a 50% share of the freehold interest. Accommodation occupies the first floor with a further loft room and private ground floor entrance hall. There is a spacious hallway on the first floor which is accessed from the ground floor entrance. A comfortable living room sits at the front alongside a bedroom whilst the stylish three piece bathroom is fully tiled with shower over the bath.

The highlight of the property is a superb re-fitted kitchen/dining room with a stylish range of wall and base units as well as integrated appliances and a built in double cupboard which houses the gas fired combination boiler. A spiral staircase leads to a converted loft space with Velux rooflight.

Outside - The rear garden belongs to the ground floor flat, however right of way access is granted to a secure storage shed at the back.

The driveway provides off street parking for two cars with the left hand side (as you look at the property) allocated for use of the first floor flat.

**TENURE** - Leasehold with a share of the freehold

**TERM** - 999 years from 20th June 2008 with 982 years remaining

**MAINTENANCE CHARGES** - N/A

maintenance of the building to be shared equally by the two flats

**GROUND RENT** - N/A

**COUNCIL TAX** - Band B

**SERVICES** - All mains services are believed to be connected to the property

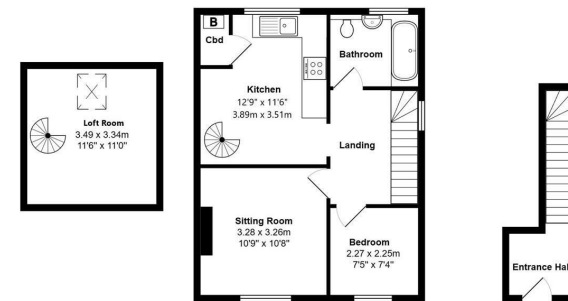
**LOCAL AUTHORITY** - Cambridge

**FIXTURES & FITTINGS** - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

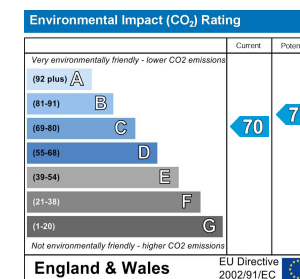
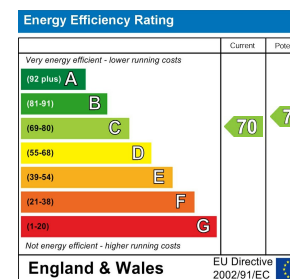
**VIEWINGS** - Strictly through the vendors selling agents 01223 246262



Kings Hedges Road, Cambridge, CB4 2PA



Total Area: 57.8 m<sup>2</sup> ... 623 ft<sup>2</sup>  
All measurements are approximate and for display purposes only  
Plan prepared by charlesjhamison.co.uk



## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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