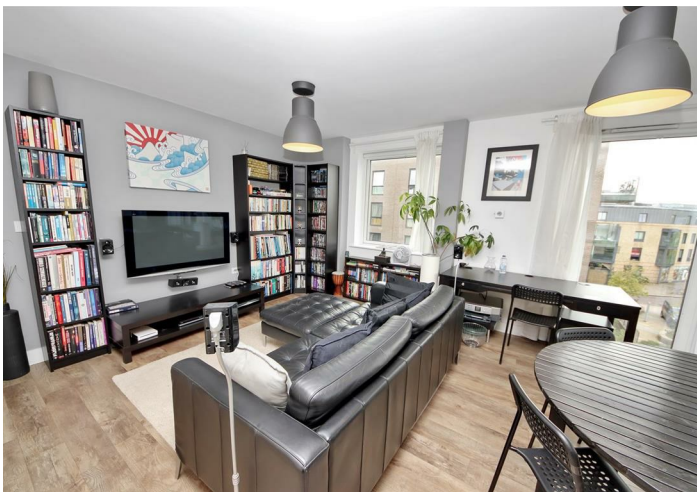




Bush & Co.



## 21 Gilbert House Mill Park, Cambridge, CB1 2FJ

Guide Price £450,000 Leasehold



Energy Rating Band B

Gilbert house is a modern residential apartment block forming part of the acclaimed CB1 development in this vibrant new city quarter which is packed with an ever growing selection of shops, restaurants, bars and coffee shops. Station square with the mainline railway station is just a stones throw away with a fast train to London King's Cross taking around 50 minutes. The historic city centre is located less than 1 mile away and the Addenbrookes hospital biomedical campus just over 1 mile.

The block is securely entered on the ground floor into a communal lobby with the choice of both stairs and lift to the apartments' third floor accommodation.

The entrance hall has a large built in cupboard and contains units for the heating and ventilation systems.

There are two generous double bedrooms with ample space for wardrobes and other furniture.

The contemporary three piece bathroom has a shower over the bath and tiling to walls and floor.

The open plan sitting/dining/kitchen offers an abundance of natural light through large windows and doors. The kitchen area is comprehensively fitted with a range of wall and base units and work surfaces with integrated electric oven and hob with extractor over, plumbing for washing machine and space for fridge/freezer. Sliding doors lead out to a covered seating terrace with room for a table and chairs and fine views across well kept green spaces.

There is an allocated parking space within the underground car park with bookable visitor spaces also available. There is also secure bicycle storage and communal bin stores.

TENURE - Leasehold

TERM - 88 years remaining

MAINTENANCE CHARGES - £329.35 pcm



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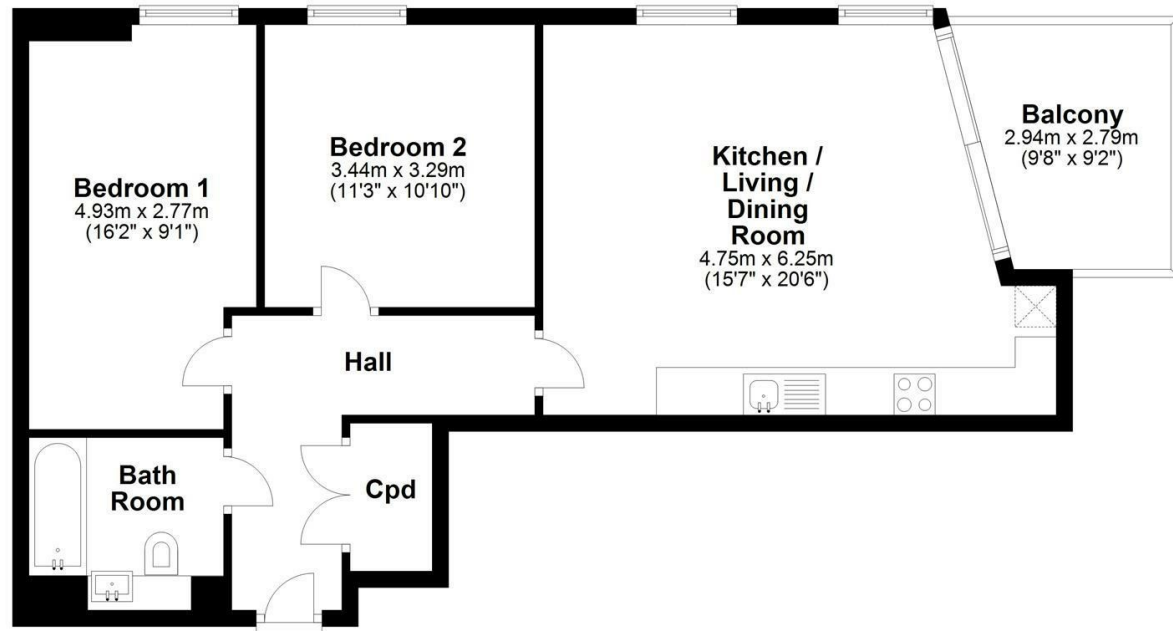
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## Floor Plan

Approx. 67.2 sq. metres (723.0 sq. feet)



Total area: approx. 67.2 sq. metres (723.0 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)

