



Bush & Co.



11 Winstanley Court Cromwell Road, Cambridge, CB1 3UR

Guide Price £310,000 Leasehold



The building is accessed via a secure entrance door leading to the communal hallway and staircase serving each floor. The apartment has a private entrance hall providing access to the living/dining room, two bedrooms and family bathroom.

The spacious living/dining room, with laminate wood flooring, has large windows allowing an abundance of light and leads into a fitted kitchen comprising a range of wall and base mounted units including a one and a half bowl sink and drainer, plumbing for washing machine, electric cooker point and space for fridge/freezer.

There are two sizeable bedrooms overlooking the communal gardens, with the principal room accessing a fully tiled ensuite shower room fitted to comprise a shower unit, WC and hand wash basin.

The three piece family bathroom comprises a panel bath, hand wash basin and WC. There are tiled surrounds, a heated towel rail and built in airing cupboard housing the hot water tank.

Surrounding the property are well maintained communal garden areas with silver birch trees, ample communal car parking as well as bin and bike stores.

Location - Cromwell Road is located between Mill Road and Coldhams Lane, nearby to Romsey Town which has a unique atmosphere and a wealth of independent retail shops and services. The area has several parks, schooling for most ages and provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the city centre.

TENURE - Leasehold

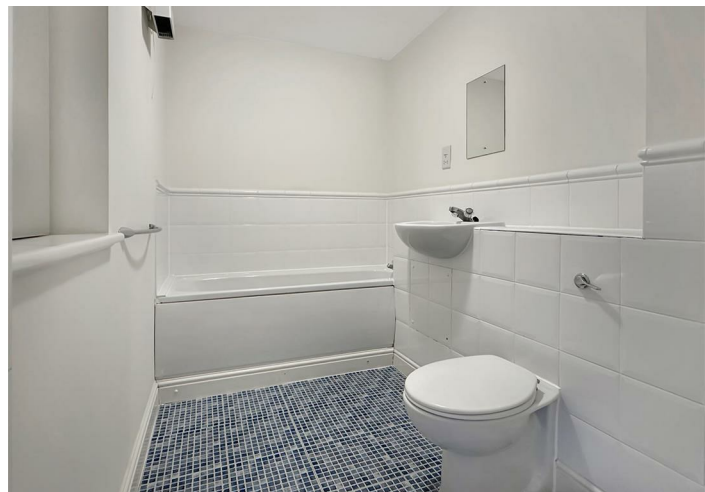
TERM - 166 year remaining

MAINTENANCE CHARGES - £1942.14 PA

GROUND RENT - £150 PA

POSTCODE - CB1 3UR

COUNCIL TAX - Band C



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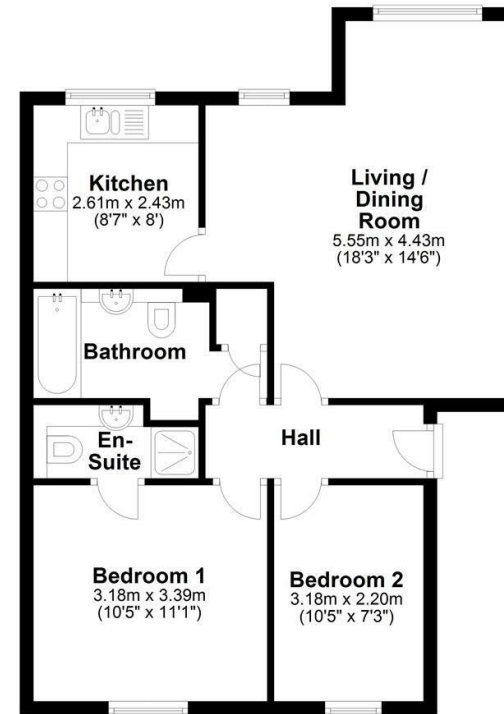
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Floor Plan

Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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