



Bush & Co.

12A Cavendish Road, Cambridge - Guide Price £235,000

Cavendish Road is a sought after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles.

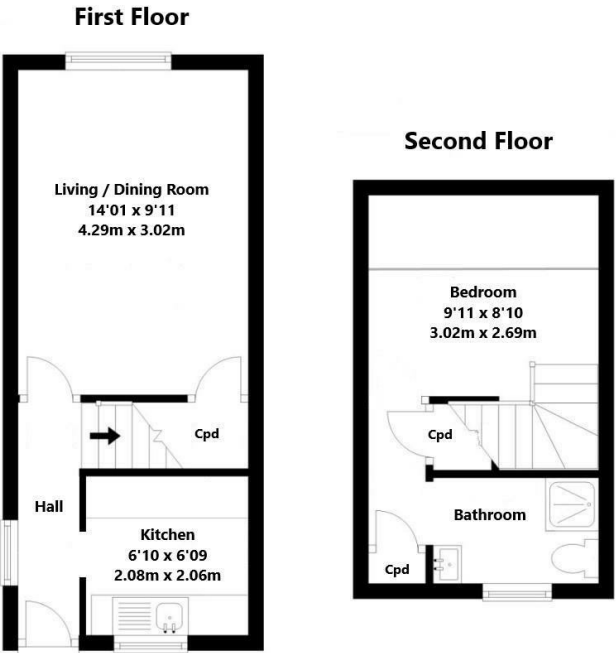
The property is a duplex apartment occupying the middle and top floors of this purpose built development.

Secure gated access leads to the first floor entrance hallway with stairs to the upper level in addition to doors to both the kitchen and living room. The kitchen has a range of wall and base units and work surfaces with a stainless steel sink and drainer, electric cooker point and plumbing for washing machine. The living room has a window to the front elevation and large built in

storage cupboard. The upper floor galleried bedroom has space for a double bed and there is a door leading to the three piece shower room with further storage.

Outside - there is an allocated car parking space in addition to communal bicycle and bin stores.

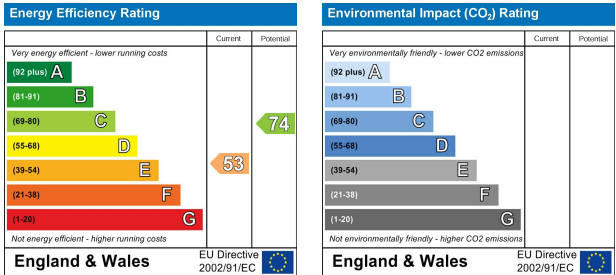
TENURE - Leasehold Current lease can be extended to 219 years from completion
MAINTENANCE CHARGES - TBC
GROUND RENT - £30 Per Annum
POSTCODE - CB1 3AF
COUNCIL TAX - Band B
SERVICES - All mains services apart from gas are believed to be connected to the property
LOCAL AUTHORITY - Cambridge



Total Area : 452 sq ft ... 42 sq m

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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