



Bush & Co.



## 156b Sturton Street, Cambridge, CB1 2QF

**Guide Price £299,000 Leasehold**



Sturton Street is situated in a prime Petersfield location within easy reach of the historic city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece. Mill Road, with all its independent shops and facilities, is also located nearby.

The property is a modern duplex apartment on the first and second floors which has a long lease and would benefit from some cosmetic updating. The development has secure gated access and a residents car park.

Access is from the rear car parking area via a metal staircase. The entrance door opens into a hallway with stairs to the upper accommodation with a useful under stairs cupboard. The first floor includes a living room with two double glazed sash windows, which is then open plan to a kitchen area with a range of wall and base units and work surfaces with integrated electric oven and hob with extractor over. There is also a double bedroom on this floor with rooflight window.

The second floor landing leads to the main bedroom which features a rooflight window and large walk in cupboard with the hot water cylinder. There is a three piece bathroom with shower over the bath and rooflight window.

Outside - There is pedestrian access to this secure gated development fronting Sturton Street. Additional pedestrian and vehicular access via York Terrace leads to the residents car park.

**TENURE** - Leasehold

**TERM** - 964 years remaining

**MAINTENANCE CHARGES** - £2318.25

**COUNCIL TAX** - Band C



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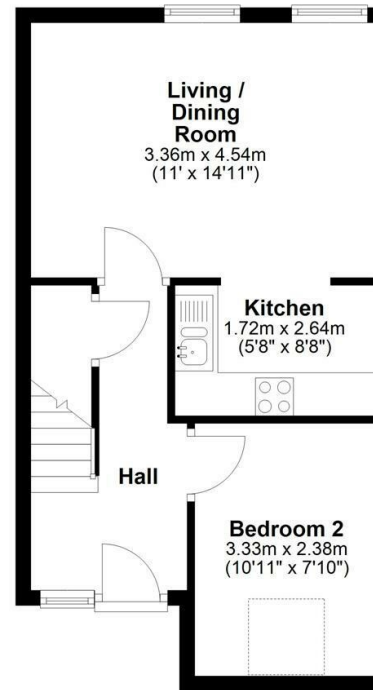
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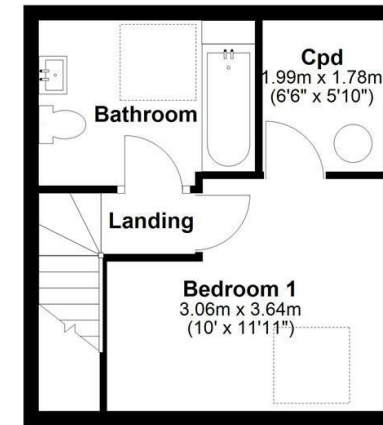
### First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



### Second Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 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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