



Bush & Co.





## 9 Peterhouse Mews, High Street, Chesterton, Cambridge CB4 1UW

**Guide Price £299,995 Leasehold**



Peterhouse Mews is a modern development of mews style properties conveniently located off the High Street in the heart of Chesterton with plentiful local shops, cafes and amenities on your doorstep. The picturesque River Cam is just a short walk away and provides a pleasant route to the historic city centre which is less than 1.5 miles away. Likewise the Cambridge north railway station is less than 1 mile and the Milton Road Science/Business parks and A14/M11 are also within easy reach.

The property is a beautifully presented top floor maisonette which has been updated throughout by the current owners to include re-modelled kitchen and shower room, open plan living space and under floor heating.

The private entrance door on the ground floor leads to a lobby with stairs up to the top floor where you are greeted with a spacious hallway which has two built in cupboards, one of which contains the pressurised hot water tank.

The exceptional open plan sitting/dining/kitchen offers an abundance of space and light with three windows and Karndean wood effect flooring. The sitting area features a bespoke made to measure media unit with shelving and cupboard space whilst the well appointed kitchen comprises a range of wall and base units and timber work surfaces with inset ceramic sink and integrated electric oven and hob with extractor over.

The bedroom is particularly spacious and quietly positioned at the back of the development with a dormer window, large built in wardrobe and loft hatch.

There is a stylish re-fitted three piece shower room featuring a large shower enclosure with rainfall head, w.c with concealed cistern and vanity unit housing wash hand basin with drawers under. There are tiled walls and flooring, air extractor, electric shaver point and rooflight.

Outside - There is a usefully large secure store next to the front door which is ideal for storing bicycles etc.

An allocated parking space within the residents car park sits to the front of the property.

The well kept lawned communal gardens to the rear of the property are for the enjoyment of residents.

**TENURE** - Leasehold

**TERM** - 125 years from 2002 with 102 years remaining

**MAINTENANCE CHARGES** - £1390 PA

**GROUND RENT** - £306.44 PA

**COUNCIL TAX** - Band B

**LOCAL AUTHORITY** - Cambridge







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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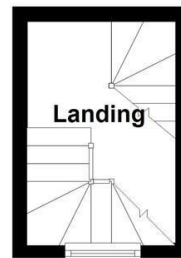
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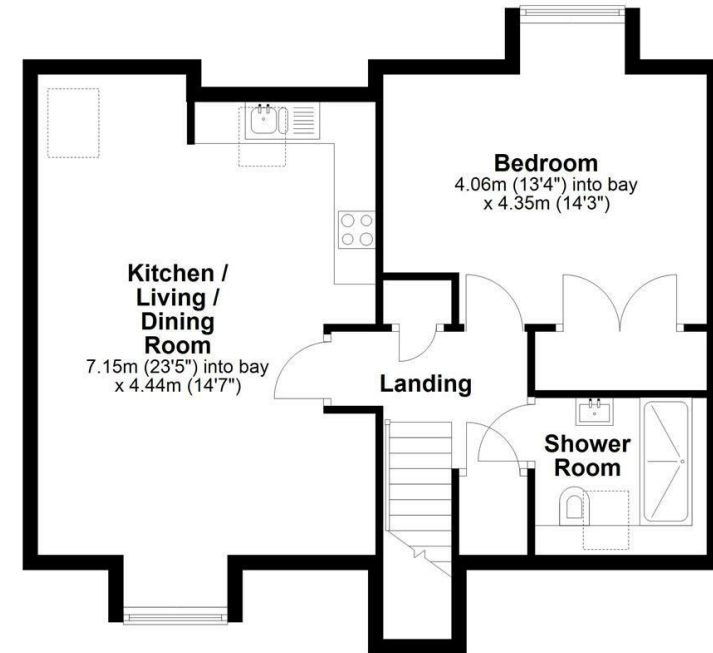
### Ground Floor / First Floor

Approx. 5.9 sq. metres (63.6 sq. feet)



### Second Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

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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