



Bush & Co.





## 2 Gilbert House, 6 Mill Park, Cambridge CB1 2FJ

**Guide Price £315,000 Leasehold**



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 property is a well positioned ground floor apartment offering smart and spacious accommodation with low maintenance and high energy efficiency.

The secure communal entrance allows access to the apartment with the hallway having a video intercom entry system. There is a large utility cupboard with plumbing for washing machine and heat exchange unit. Engineered oak wood flooring flows throughout the apartment.

The stylish three piece bathroom has a shower and glass screen over the bath and features tiled walls and flooring as well as a large inset mirror and recessed spotlighting.

The generous double bedroom has a shuttered window and also offers ample space for a king-size bed, wardrobe and other furniture, as required.

The well proportioned open plan living room / kitchen offers plenty of space and light with large sliding patio doors which lead out to a comfortable paved seating terrace providing entertaining space with views of the well kept surrounding grounds. The well appointed kitchen area comprises a modern range of wall and base units and work surfaces with integrated electric oven and hob with extractor canopy over and inset sink and drainer.

**Car Parking** - There is an allocated parking space within the secure underground car park.

**TENURE** - Leasehold

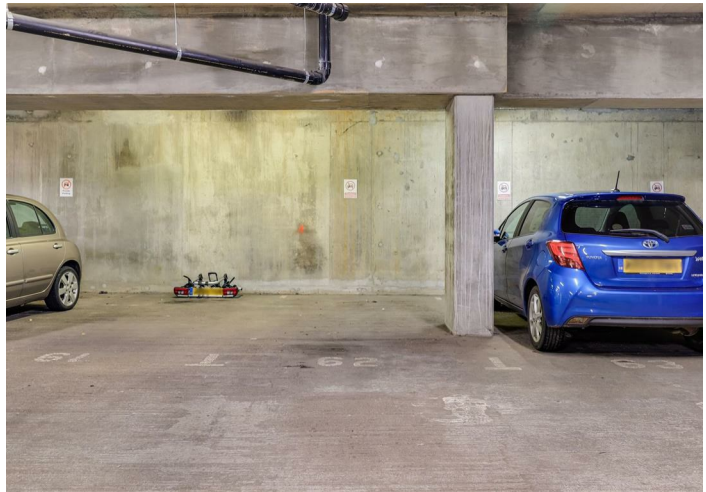
**TERM** - 87 years remaining

**MAINTENANCE CHARGES** - £4408.33

**GROUND RENT** - N/A

**COUNCIL TAX** - Band C







## 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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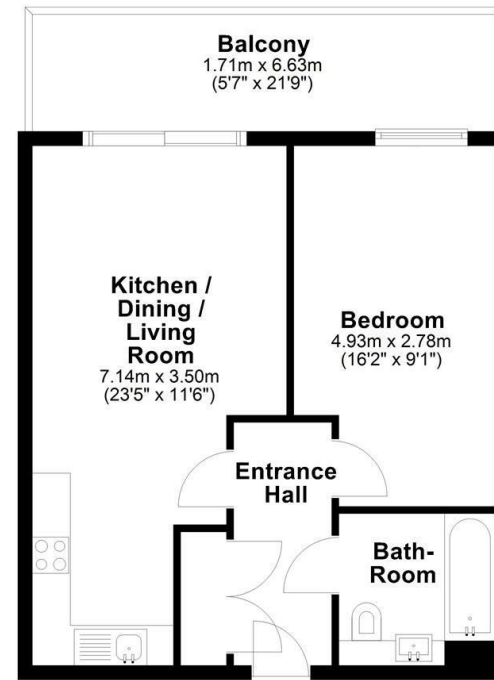
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### Floor Plan

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 45.6 sq. metres (491.2 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

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