



Bush & Co.



35 Gladeside, Cambridge, CB4 1EL

Guide Price £230,000 Leasehold



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Energy Rating Band C

Location: Gladeside is located off Woodhead Drive, east of the City Centre, with a range of local shops and services, a number of local Inns, a river walk by the Cam, access to Science Park, Grafton Centre and City Centre.

Accommodation in detail: ground floor with secure communal entrance hall, panelled door to entrance hall with security phone entry, 2 storage cupboards, hard flooring and radiator. Sitting/ dining room with double-glazed full-length door to front elevation, television point and radiators.

Kitchen comprising sink unit and cupboards below, a range of wall and base units, gas hob, electric oven, plumbing for washing/drying machine, fridge and freezer space, extractor fan and double-glazed window. Double bedroom with double-glazed window and radiator. Bathroom comprising panel bath with shower over, hand wash basin and WC, tiled surround and double-glazed window, radiator.

Outside, communal gardens and allocated parking space, bin and bike storage.

Tenure: Leasehold

Lease - 125 years from 1st July 2008

Ground rent - £225 p.a. (Home Ground)

Service charge- £1,182.52 p.a. (First Port)

Services: Mains water, drainage, gas and electricity.

Council Tax: B



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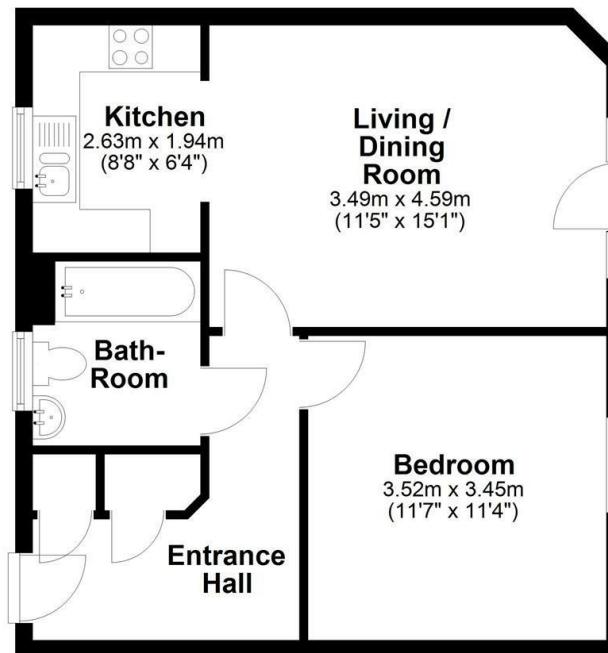
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Floor Plan

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 47.0 sq. metres (506.2 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

www.bushandco.co.uk

