



Gibbons House Bermuda Road, Cambridge
OIEO £325,000 Leasehold

**Sharman
Quinney**

Key Features



102 Years remaining as of 09 Oct 2016

£700.00 Ground Rent per annum

Review due: Ask Agent

£700.00 Service Charge per annum

Review due: 10/2025

- Duplex Maisonette
- Spacious double bedrooms
- Well-proportioned reception rooms
- Sun terrace / balcony
- Desirable location

This well-proportioned duplex maisonette includes warmth and character. On the lower floor, a spacious lounge provides an inviting setting for relaxation, leading naturally into a dining room suited to both family meals and entertainment. The adjoining kitchen is practical and well-laid out, with ample room for everyday use. You will also



find the sun terrace on this floor providing a private retreat.

The first floor of the property is arranged to provide two generously proportioned double bedrooms, each offering natural light and comfortable space for furnishings. The second bedroom also provides a built -in storage cupboard, whilst the remaining of the upstairs combines of ample storage room throughout.

Located just off Histon Road, this property lies in a desirable and well-connected area to the city centre and surrounding amenities. Families benefit from nearby primary schools and the highly regarded Chesterton Community College, while excellent transport links include regular bus services and quick access to Cambridge and Cambridge North Stations.

With strong amenities, good schooling and easy access to the city centre, this is a sought-after location for homeowners and investors alike.

Living room -4.20m x 2.97m / 13'9 x 9'9

Kitchen - 3.08m x 2.51m /

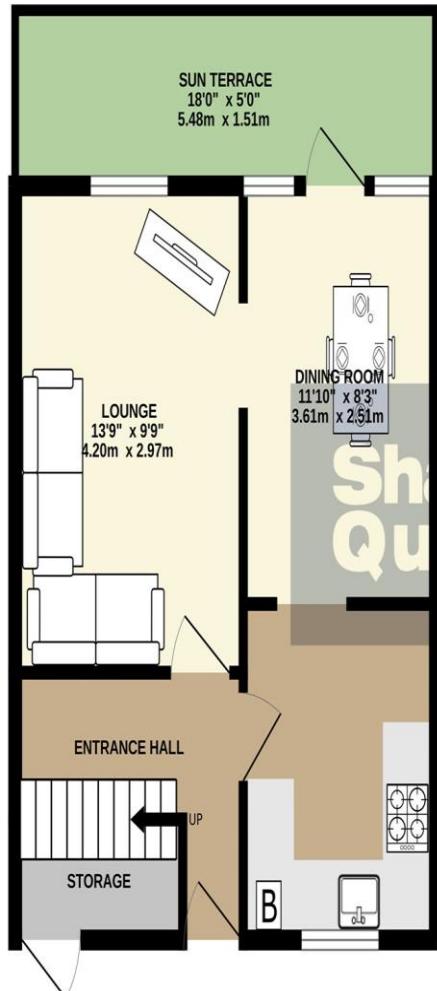
Dining room - 3.61m x 2.51m / 11'10 x 8'3

Sun terrace -5.48m x 1.51m / 18'0 x 5'0

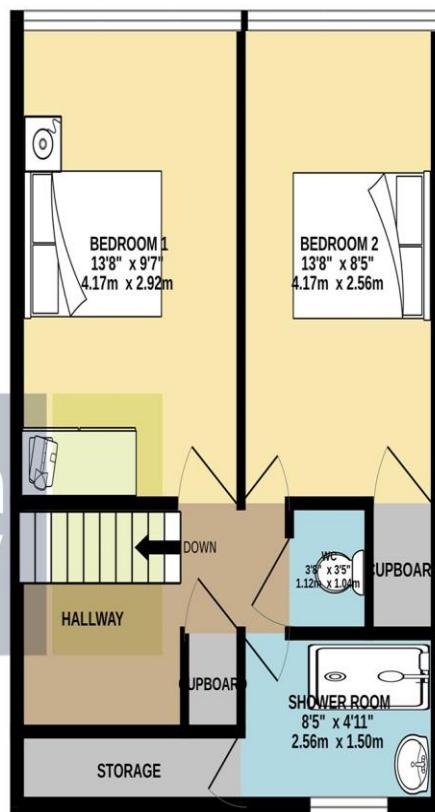
Bedroom one - 4.17m x 2.92m / 13'8 x 9'7



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



Bedroom two - 4.17m x 2.56m / 13'8 x 8'5

Shower room - 2.56m x 1.50m / 8'5 x 4'11

WC - 1.12m x 1.04m / 3'8 x 3'5

TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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