

**ENTRANCE** The flat has its own security phone entrance and CCTV throughout the entrance hall.

**OPEN PLAN LIVING AREA/BEDROOM** 14' 6" x 10' 4" (4.44m x 3.15m) Double glazed window to rear aspect, vinyl flooring, built in wardrobe storage space, archway to kitchen with underfloor heating.

**KITCHEN** 9' 3" x 7' 9" (2.84m x 2.38m) Velux window to front aspect, range of matching base and wall mounted units with worksurfaces, inset sink and drainer unit, two ring electric hob, extractor canopy, space and plumbing for washing machine, space for fridge/freezer, door to bathroom and underfloor heating.

**BATHROOM** Double glazed velux window, three piece suite comprising low level w.c, wash basin with vanity cupboard under, shower, heated towel rail and underfloor heating.

**OUTSIDE** The property benefits from a bike store and communal gardens which have been landscaped partly lawned and patio with a range of garden furniture.



**IMPORTANT:** Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys estate agents Ltd has any authority to make or give any representation or warranty in relation to this property .

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28 Primrose Lodge, Primrose Street,  
Cambridge, CB4 3EH

£185,000 Leasehold

This studio flat in Primrose Lodge is a fantastic investment opportunity that is offering a great return for the current vendor with a rate of £850pcm with a tenant already in situ until September. The building provides a security controlled access system and an internal bike store. If you are looking at getting an investment property with a consistent return, then please do get in contact.



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