



HARVEY ROBINSON

£550,000

Corona Road
Cambridge, CB4 3EB

- Rental Investment Opportunity
- Four Storey Victorian Townhouse
- Converted into 3 Apartments
- Access to Cambridge and Science Park

- Sold with Tenants in Situ
- Garden and Garage
- No Onward Chain
- Cash Purchasers only

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer this substantial four storey Victorian townhouse, converted into three self-contained apartments and presented as a ready-made investment opportunity. With tenants in situ and no onward chain, the property provides an immediate rental income and excellent long-term potential. The accommodation is thoughtfully arranged across four floors, with each dwelling benefitting from its own kitchen, and independent heating system. The ground floor apartment offers two double bedrooms, a living space, and the rare advantage of a large private garden, together with direct access to a garage and a private parking space. On the first floor, the apartment comprises a generous one-bedroom layout with a separate bedroom, shower room, and an open-plan lounge/kitchen/dining area. The first and second floors are home to a spacious two-bedroom apartment, featuring two double bedrooms, alongside a separate kitchen/diner, lounge, and shower room. In addition to the garage and private parking, the property also benefits from permit parking available on Corona Road and the surrounding streets as part of the Victoria Resident Parking Scheme, further enhancing its appeal for both residents and investors.



LOCATION AND AMENITIES

The property is ideally positioned just off Mitcham's Corner and Victoria Road, placing it within easy reach of a wide range of amenities and excellent transport connections. Cambridge City Centre is only a short walk or cycle away, while regular bus services operate nearby, providing convenient links across the city and to Cambridge North railway station, offering fast connections to London, Stansted Airport and beyond. For road users, the location gives quick access to the A14, M11 and A10, making it highly practical for commuters.

The immediate area around Mitcham's Corner has undergone a vibrant transformation in recent years, with a growing number of independent cafés, restaurants and bars, creating a thriving dining and social scene. A variety of local shops and services are within walking distance, while the Grafton Centre, Grand Arcade and city centre boutiques offer a wider retail choice. For leisure, Midsummer Common and Jesus Green are nearby, providing large open green spaces, riverside walks, and recreational facilities. The River Cam is just moments away, offering an attractive backdrop and a popular route for walking and cycling.

Families are also well catered for, with a selection of highly regarded schools close by, including Milton Road Primary School, Chesterton Community College, and St Luke's Primary School. Further education and independent options, including The Perse, St Mary's and The Leys, are also accessible. The location is especially appealing to professionals, with excellent proximity to major employment hubs such as the Cambridge Science Park, St John's Innovation Centre, and Cambridge Business Park, all easily reached by bicycle, bus or car. Cambridge Biomedical Campus and Addenbrooke's Hospital are also accessible, making the area attractive to those working in the city's renowned technology, research and healthcare sectors.

This combination of excellent transport links, thriving local amenities, reputable schools and access to world-class employment opportunities makes the area highly desirable for tenants and investors alike.





EPC:

Flat A (First and Second Floor): D (60/79)

Flat B (Ground Floor): C (60/76)

Flat C (Basement): C (78/78)

Heating:

Flat A (First and Second Floor): Gas Boiler with radiator heating

Flat B (Ground Floor): Electric Immersion Heater with electric panel heaters.

Flat C (Basement): Gas Boiler with radiator heating

Landlords Gas safety certificate last done this year.

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

We are aware that there are no building regulations certificates sought for the conversion into three dwellings and so would need to be a cash purchase. Clients are advised to make their own enquiries on this and take legal advice before proceeding with a purchase.

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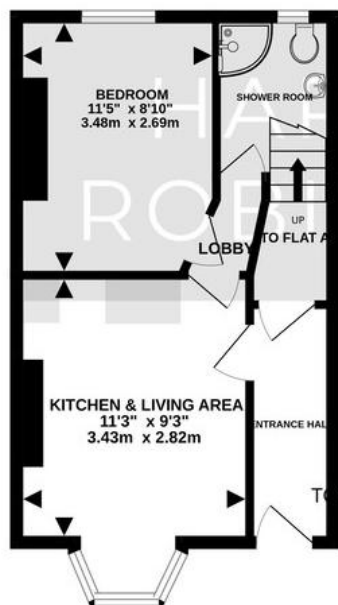




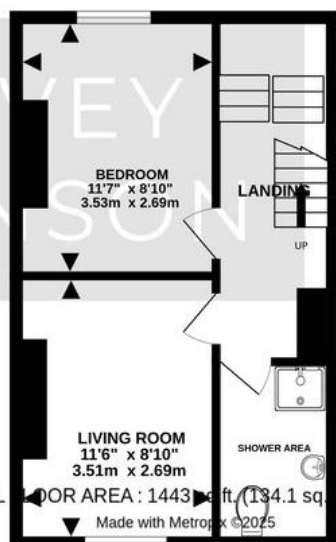
BASEMENT (FLAT C)
476 sq.ft. (44.3 sq.m.) approx.



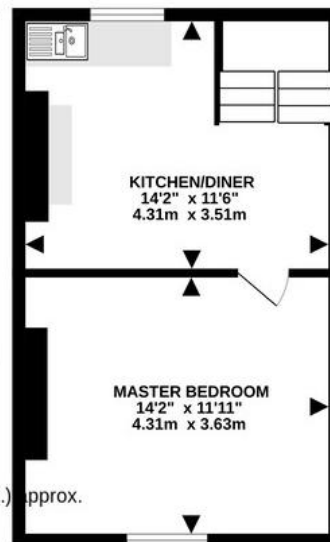
GROUND FLOOR (FLAT B)
331 sq.ft. (30.8 sq.m.) approx.



FIRST FLOOR (FLAT A)
316 sq.ft. (29.4 sq.m.) approx.



SECOND FLOOR (FLAT A)
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.1 sq.m.) approx.

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FAQ's

Tenure: Freehold (the whole building)
Onward Movements: No Forward Chain. Sold with tenants in situ
Rear Garden: East Facing
Primary School: Milton Road Primary School
Secondary School: Chesterton Community College
Council Tax: Band A for Flats B & C / Band C for Flat A
Water Meter: Yes
Current Rental income: £2850pcm
Potential Rental Income: £3750 - £4250pcm

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk