



16 Chesterton Towers  
Cambridge, CB4 1DZ

Guide price £300,000



## 16 Chesterton Towers

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- Ground floor apartment
- No onward chain
- Convenient for Cambridge North station
- Garage and parking
- Share of freehold

A 2-bedroom ground floor apartment with well proportioned accommodation and in need of refurbishment. Conveniently situated in the heart of popular Chesterton, nearby to the River Cam and a short journey to the City Centre.

Access to the apartment is via its own private entrance door to a lobby with parquet flooring and a cupboard. The kitchen/breakfast room overlooks well-kept communal gardens and is fitted with wall and base units and a ceramic butler sink with a mixer tap and drainer. There is space for a fridge/freezer, washing machine and dishwasher. There is a separate living/dining room which is a good size and again has parquet flooring, and a large picture window overlooking the tower and gardens to the front, ensuring the property has plenty of natural light. A cupboard houses a warm air heating system.

Off the inner hallway are two double bedrooms, both of which have fitted wardrobes, and a family bathroom with a bath and





electric shower over, WC and handwash basin.

Outside, the surrounding grounds are well maintained and the historical 14th century Chesterton Tower is located at the front of the development. Residents parking is provided on a first-come, first-served basis and the apartment also benefits from a garage located in a nearby block.

Tenure: Share of freehold

Lease : 999 years with 940 years remaining

Service charge is £1260.00 per annum (reviewed annually and adjusted according to relevant costs)

Ground rent is peppercorn rent

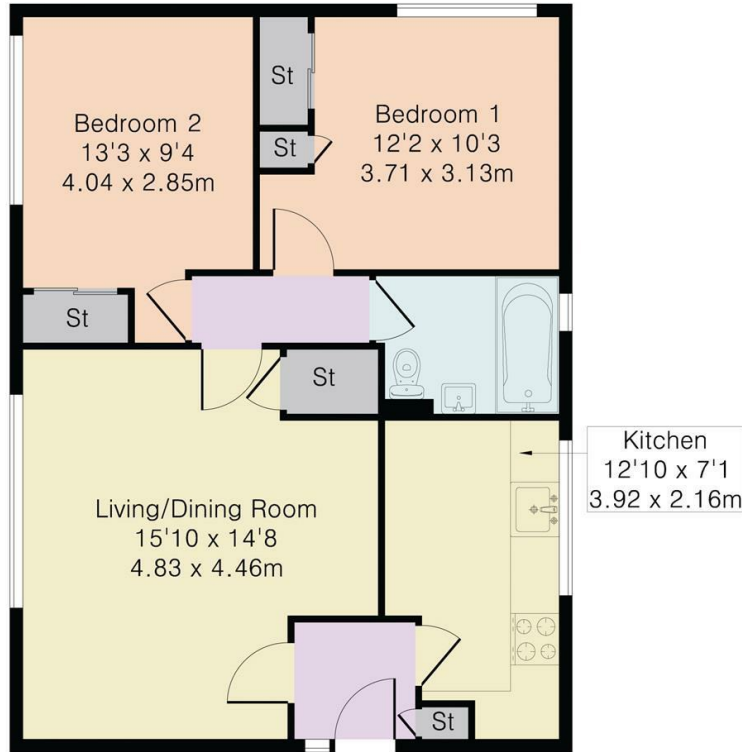
Sat Nav: CB4 1DY

What3Words: ///mini.hiking.runs



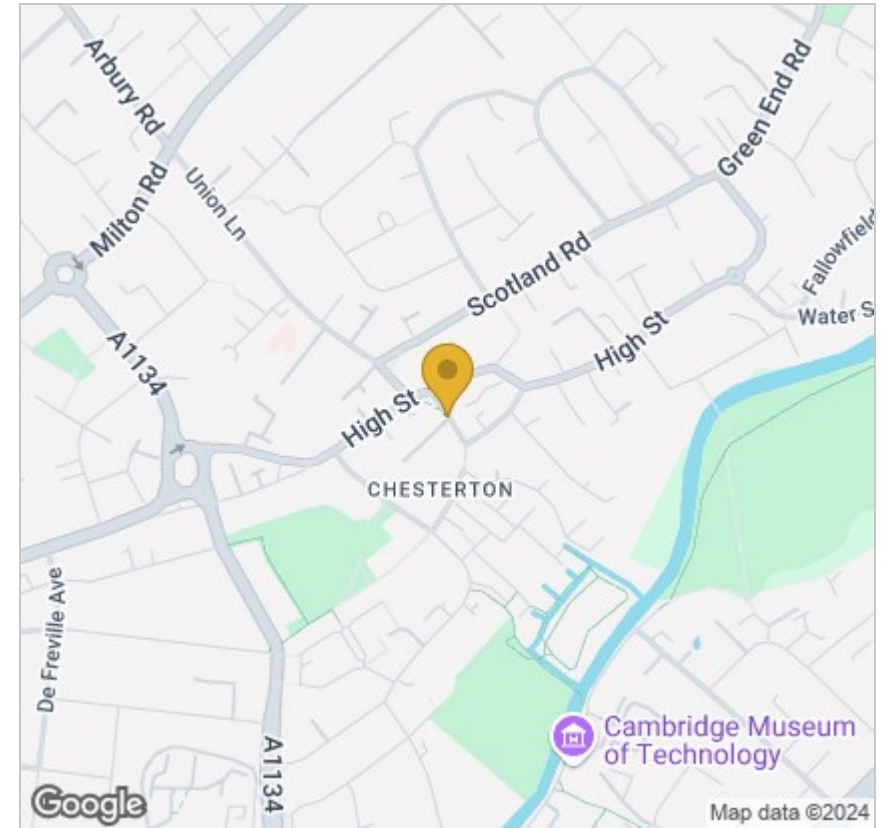
## Floor Plan

Approximate Gross Internal Area 640 sq ft - 59 sq m

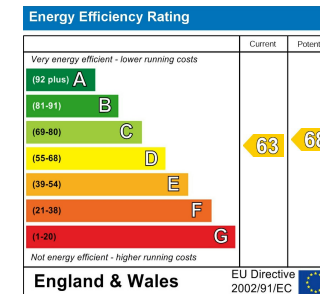


Ground Floor

## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold - Share of Freehold

Council tax band: C

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