

# Hazell & Kent

EXCELLENT  
Sale and Lettings

Offers over £250,000

One Bed Flat, Cambridge Central, CB4 3LJ



Hazell & Kent  
SALES AND LETTINGS  
FOR SALE  
01223 778081  
info@hazellkent.co.uk

P Short stay spaces		
Park Street	CLOSED	
Grafton		858
Queen Anne		401
St. Arcade		560



1

Bedroom



1

Bathroom



1

Receptions







This 1 bedroom flat is located on Histon Road which is close to Aldi, Iceland, Post Office. It is very conveniently situated for the Science Park, A14 and M11. It is about 1 Mile from the City Centre with a regular bus service. The freeholder is Cambridge City Council and has been well maintained by them.

The flat is on the ground floor and consists of 1 bedroom, 1 storage/dressing room, a large living room, its own balcony, kitchen and bathroom.

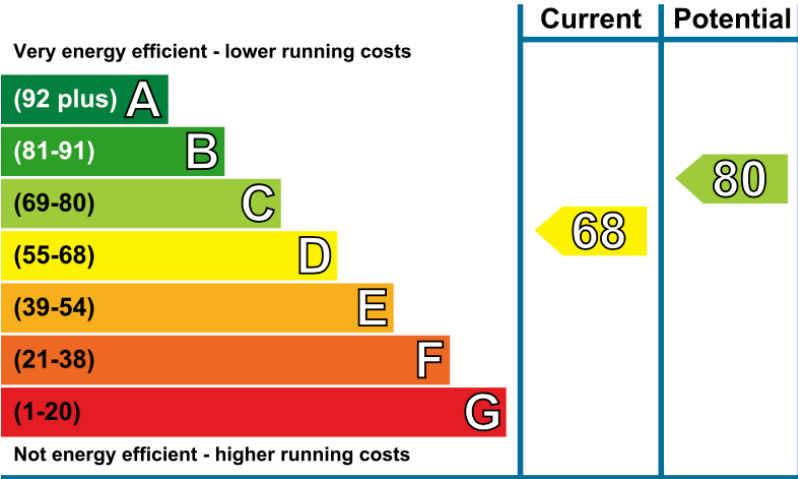
Electric heating throughout the flat.

The flat can be sold with vacant possession or with tenants

The current rental income is £1100 PCM where the tenant pays all the bills.

To renew the lease there is a cost of £7000 to the City Council. Once the new legislation has passed the lease might be able to be increased to 999 years.

For more information or to book a viewing, please call us on 01223778081 or email us on [info@hazellandkent.co.uk](mailto:info@hazellandkent.co.uk).



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