# 64 Woodhead Drive, Cambridge Cambridgeshire CB4 1YX £300,000



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Morris Armitage are delighted to offer for sale this beautifully presented and tastefully decorated ground floor flat located within a modern development just off Milton Road. Close to the Cambridge North Railway Station, Cambridge Business Park, Cambridge Science Park, a regular bus service, a short cycle ride to Jesus Green and easily accessible the to A14/M11.

Offering light and bright rooms throughout and benefiting from a long lease, accommodation comprises communal entrance hall, entrance hall, lounge/diner open plan to the fitted kitchen, two double bedrooms with an ensuite shower room to the master bedroom and bathroom. Complete with gas fired central heating and double glazing throughout.

Externally the property benefits from an allocated parking space to the rear of the property, communal bike store and bin store.

Ideal for first time buyers and investors alike, viewing is highly recommended.







#### **Accommodation Details**

#### **Communal Entrance Hall**

Front door to the property, flat letterboxes and access to the parking area with external bin store and bicycle store.

### **Entrance Hall**

Door to cloak cupboard with the fuse box. Doors to the lounge/diner, bedrooms and bathroom. A deep useful storage cupboard and intercom system.

# **Lounge/Diner** 15'1" x 13'1" (4.61m x 4.00)

Window to front aspect, two radiators, door to Juliet balcony and opening to the kitchen.

#### Kitchen

# 8'4" x 6'2" (2.55m x 1.88m)

Fitted with a range of eye and base level storage units with worktop surfaces over, inset 4 ring gas hob with tiling to splashback areas and stainless steel extractor hood above, electric fan assisted oven, one and a half bowl stainless steel sink, mixer and drainer with window above, space for fridge/freezer and plumbing for washing machine.

## Master Bedroom/Bedroom 1

14'8" max, 11'5" min x 9'4" (4.48m max, 3.50m min x 2.87m)

Fitted wardrobe with mirrored sliding door, window, radiator and a door to the ensuite shower room.

#### **Ensuite Shower Room**

Suite comprising shower enclosure with tiling to splashback areas, low level W/C, pedestal wash hand basin, radiator and extractor fan.

# Bedroom 2

10'8" x 6'11" (3.27m x 2.12m)

Window to side aspect and radiator.

### **Bathroom**

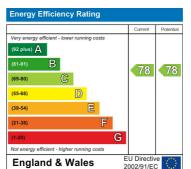
Suite comprising panel sided bath with shower hose above and tiling to splashback areas, low level W/C, pedestal wash hand basin, obscured window, radiator and extractor fan.

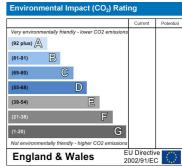
#### **Outside**

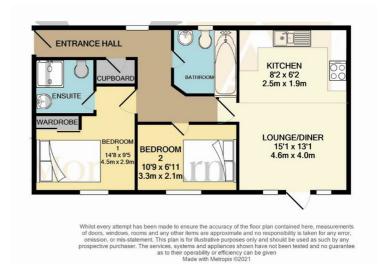
An allocated parking position within the parking area, access to the bike store and access to the bin store.

# **Agents Notes**

We have been advised by our client there are approximately 115 years remaining of the initial lease term of 125 years. Ground rent is approximately £275 per year and the maintenance/service charge totals approximately £900 to £1,000 per year.







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





