



Arbury Road, Cambridge, CB4 2JY

Guide Price £80,000

Arbury Road, Cambridge CB4 2JY

A well presented one bedroom apartment for over 60's set within this complex located within easy reach of Cambridge City Centre.

Immaculate throughout, this sizeable property offers accommodation to include an entrance hall, living room, kitchen, sizeable main bedroom with built-in wardrobes and a bathroom.

Includes useful storage cupboard.

Benefitting from a long lease, just renewed (120 years).

- Top Floor Apartment
- Secure Communal Entrance
- 120 Year Lease
- Viewing Essential
- Spacious Living Room
- Communal Parking
- Over 60's
- Generous Double Bedroom
- Easy Access to Cambridge City
- NO ONWARD CHAIN

Communal Entrance

Block paved pathway leading to communal secure entrance.

Entrance

Doors leading to living room, bedroom and bathroom. Access to the lockable storage cupboard is external, adjacent to front door.

Kitchen 7'8" x 6'8" (2.36m x 2.04m)

Modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer. Tiled splashbacks throughout working areas. Space and connection of electric cooker. Space and plumbing for washing machine. Wall mounted heater. Wood effect flooring. Opening to living room.

Living Room 9'11" x 15'7" (3.04m x 4.76m)

Spacious, well presented living room with window overlooking rear aspect.

Storage heater. Wood effect flooring. Opening to kitchen. Door to entrance hall.

Bedroom 9'1" x 13'1" (2.78m x 4.00m)

Generous double bedroom with built-in wardrobes. Window overlooking rear aspect. Door to entrance hall.

Bathroom 12'11" x 13'5" (3.94m x 4.09m)

Modern bathroom with suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and wall mounted electric shower over. Tiled throughout wet areas. Vinyl tile effect flooring.

Outside

Communal parking area.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - C

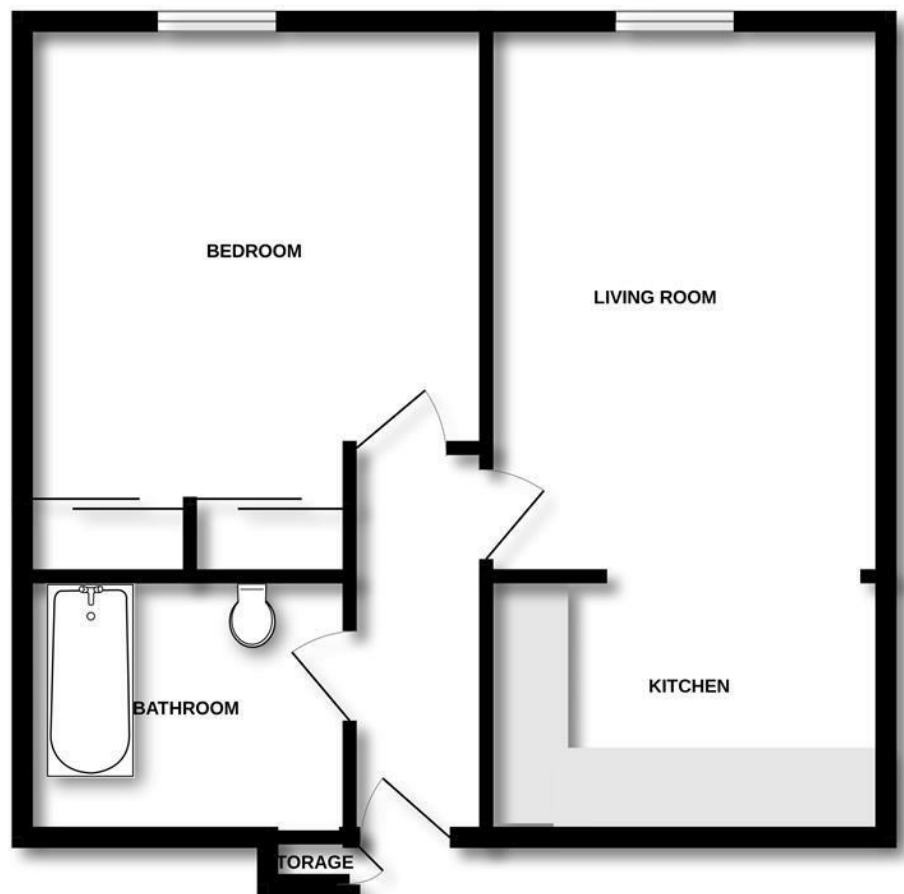
Tenure - Leasehold (120 years)

Ground rent £136 every six months

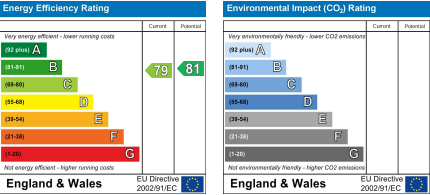
and Service charge £3,100 per annum
Council Tax Band - B (Cambridge)
Property Type - Top Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 42 SQM
Parking – Communal Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Storage Heaters
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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.

