



Radcliffe & Rust
Residential sales & lettings

28 Cherry Hinton Road, Cambridge CB1 7AA
Guide Price £875,000

*** 360 DEGREE VIRTUAL TOUR AVAILABLE ON REQUEST*** Radcliffe & Rust are delighted to bring to the market, this stunning Victorian block of one bedroom apartments, located on Cherry Hinton Road, in central Cambridge. Cherry Hinton Road lies to the south of the city, and is positioned a short walk from Cambridge Railway Station, with services to London's King's Cross and Liverpool Street, a short bike ride from the city centre and is close by to a regular bus service that will take you around the City.

Cherry Hinton Road benefits from being at the heart of this bustling and energetic district, that is famous within the city for its wide range of schools, colleges, convenience stores, eateries, public houses and cafes, together with Cambridge Leisure, a supermarket, restaurant and cinema complex to the north of Cherry Hinton Road which is nearby. Cambridge has become the focus of the countries technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton Road has become a popular area for those working in these tech industries, such as the new Bio medical Campus which is just two miles to the west and the renowned Science and Business Parks that are just three miles to the north.

A well presented and spacious semi-detached Victorian residence, extending to 1,577 Sq. Ft. / 146.6 Sq. M and converted into four, well proportioned, one bedroom flats. The four flats generate a substantial income of £80,400 per annum, creating a ROI yield of over 9% per annum

The ground floor accommodation comprises: communal entrance hall with stairs leading to the first floor communal landing and two, one bedroom ensuite apartments, both benefitting from open plan living/kitchen areas and generous double bedrooms.

To the first floor there is a spacious communal landing leading to the further two one bedroom ensuite apartments, both benefitting from open plan living/kitchen areas and generous double bedroom.

To the front of the property, there is an allocated parking space and side access to the rear garden. The rear of the property allows for bike and bin storage, with a read gate that leads to a garden area. Although not currently used, by the tenants, this area could be tidied to create further entertaining area for the tenants, or potentially developed for further accommodation (STP)

Each of the flats are individually named: Darwin, Newton, Holcroft and Gilmour. Each flat offers a spacious and open plan living/kitchen area and double bedroom with ensuite.

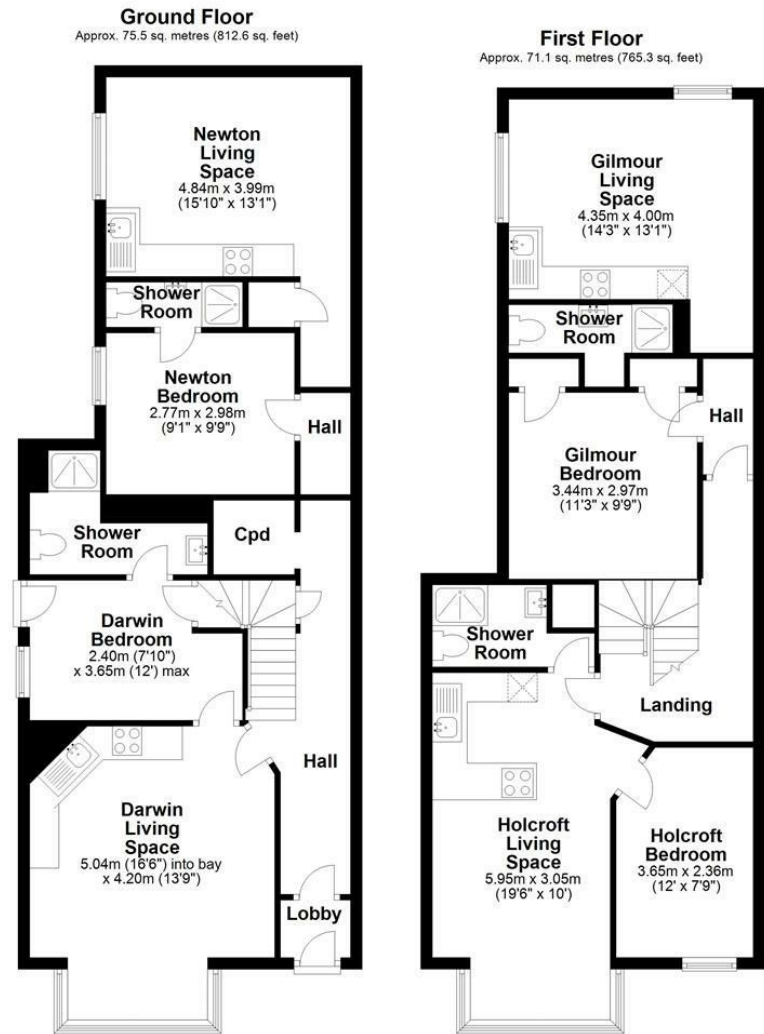
Utilities that are currently covered by the landlord: Wifi £60.65, Water rates £66.00, Cambridge City Council £81.00 - currently on reduced rate business rates, Energy £300.00 (all per calendar month).

EPC shows results for the flat: Darwin. All EPC are downloadable from this property record.

All tenancies are on Assured Shortold tenancy agreements (ASTS) and are rented out with an combined rent of £80,400 per annum.

No onward chain





Total area: approx. 146.6 sq. metres (1577.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	77
66	

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

