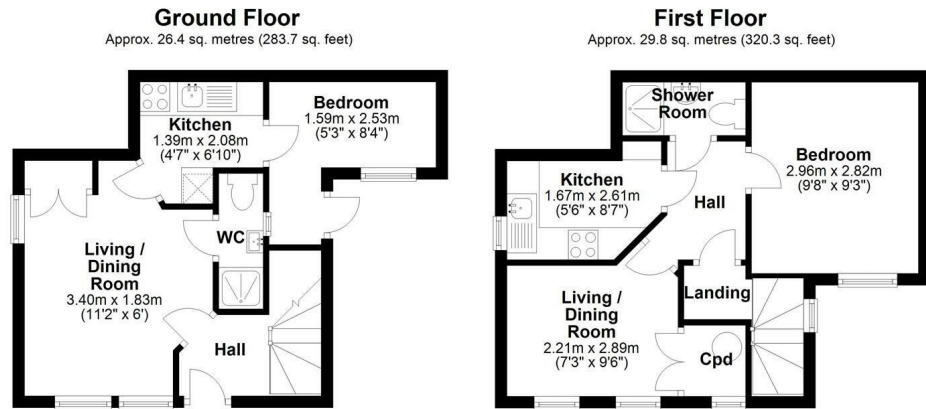




2A & 2B Mawson Road, Cambridge, CB1 2EA  
Guide price £475,000, Freehold

# Floor Plan



Total area: approx. 56.1 sq. metres (604.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		62	79

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

- Fantastic freehold investment
- Two purpose built flats
- Popular Mill Road location

A rare and exciting freehold investment opportunity to purchase a purpose-built block of two apartments, located just off Mill Road.

This modern block of just two apartments is ideal for those seeking a rental investment, both apartments are currently successfully let on ASTs, generating almost £23,000 per annum, gross, with the significant advantage of the sale including the freehold.

2a - Accessed from the communal hall, this is a ground floor unit with a living room, a small separate fitted kitchen, a shower room and WC and a small bedroom which has independent access to the side courtyard.

2b - The first-floor apartment, accessed from the communal hall and first-floor landing, it comprises a living room, fitted kitchen, shower room and double bedroom.

Outside is a small courtyard to the right-hand side of the block, for bins etc.

Important information:

1. The adjoining commercial property, on Mill Road, has a right of access through the courtyard.
2. The properties are held on two separate titles.
3. The properties are sold subject to the terms of the ASTs and with tenants in situ.
4. Those wishing to use the units for short-term letting are required to make this known when making an offer.
5. The photographs and EPC contained in this brochure are for apartment 2b, an EPC for 2a is available on request.



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