

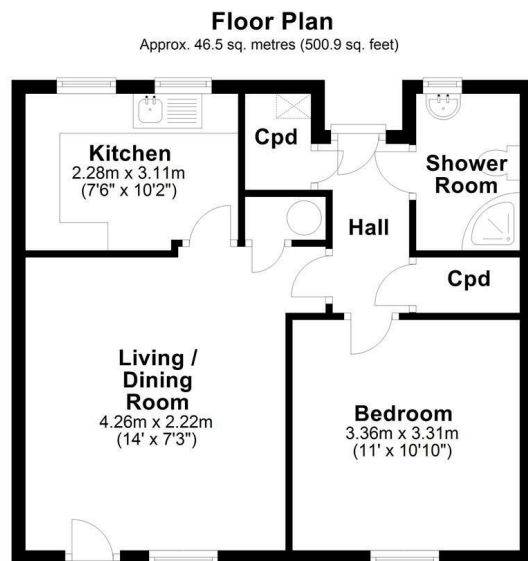


56 Minerva Way, Cambridge, CB4 2UA  
Guide price £190,000





# Floor Plan



Total area: approx. 46.5 sq. metres (500.9 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	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

# Accommodation

- Requires refurbishment
- 86 years remaining on lease
- No chain

This spacious one-bedroom ground floor apartment presents an excellent refurbishment opportunity.

In the heart of CB4, the apartment boasts a sought after location with convenient access to the Science Park, Business Park, and a short commute to the City. The property features a generous double bedroom, a kitchen, a separate living area, and a bathroom equipped with an electric shower. Additionally, there are two large storage cupboards and an external brick-built shed, ideal for bicycle storage.

The apartment benefits from double glazing throughout and gas central heating, powered by a boiler that is less than 10 years old. It also offers small garden spaces at both the front and rear of the property.

With 86 years remaining on the lease, this property comes with a low ground rent of £10 per annum and an annual service charge of £528. Moreover, it is available with no onward chain, making it an attractive option for immediate occupancy or investment.

Tenure: Leasehold

Council Tax Band: B

what3words:///theme.recent.ritual



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com) Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.