



GRAY  
TOYNBEE



79 Blackthorn Close  
Cambridge, CB4 1FZ  
**Guide price £280,000**

Icons representing property features: a bed icon with the number 2, a bathtub icon with the number 1, a sofa icon with the number 1, and a menu icon with the letter C.



## 79 Blackthorn Close

Cambridge, CB4 1FZ

- Close to Cambridge North and the Science Park
- Allocated parking and bike store
- A dual aspect open living space
- Refitted bathroom suite

A 2 bedroom, top floor apartment in a purpose-built block, close to Milton Road, with allocated parking and communal garden grounds.

This apartment has 548 sq ft of accommodation and it is situated in a quiet position popular with first-time buyers, investors and particularly those looking for easy access to the Science Park, Cambridge North station and of course the city itself.

There is a secure communal hallway with stairs to the second floor and access to the apartment. The hall has two useful cupboards. The living space is open plan with views to the front and back of the building. The kitchen area has fitted units and there is an integrated 'Neff' induction hob and electric oven. The living/dining area has sliding doors to the Juliet balcony. There are two bedrooms and the bathroom has been refitted with modern units which include a







bath with shower attachment, vanity unit, heated towel rail, wc and tiling to the splashback areas.

The windows are double glazed and the heating is electric night storage heaters. The original unvented hot water system has recently been replaced with a new energy efficient pressurised hot water system.

Outside there is an allocated parking space, bike and bin stores, and communal gardens.

Blackthorn Close is accessed from Milton Road, via Woodhead Drive. It is a short distance from the Science and Business Park, Cambridge North Station, and there is easy access to the center of Cambridge.

Sat Nav: CB4 1FZ

What3words:///eggs.tribe.drama

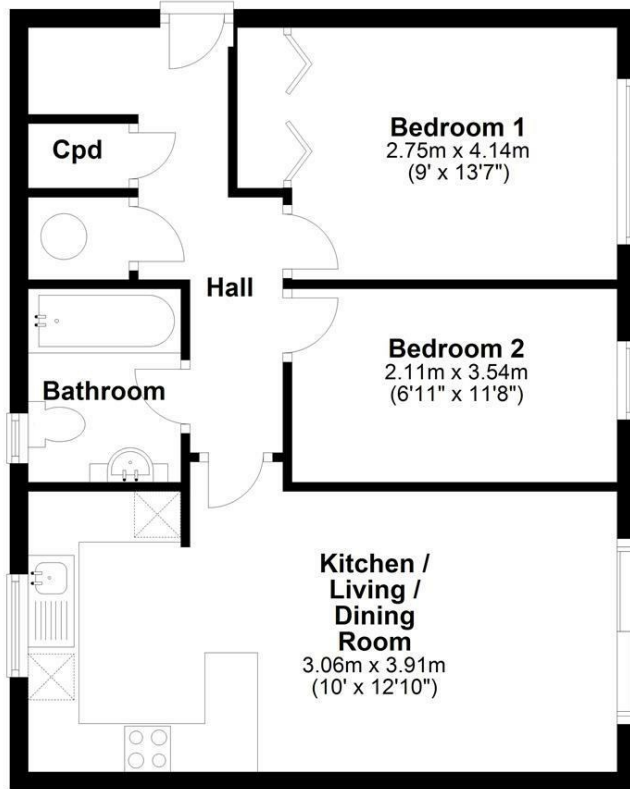




## Floor Plan

### Floor Plan

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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.

Tenure: Leasehold

Lease: 94 years remaining

Service Charge: £1359.98 per annum

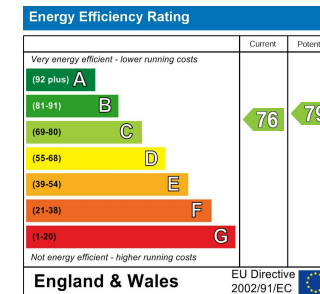
Ground Rent £181.26 per annum

Council tax band: C

## Area Map



## Energy Efficiency Graph



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