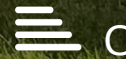




6 Kingfisher Court, Halifax Road, Cambridge, CB4 3QA  
Guide price £160,000

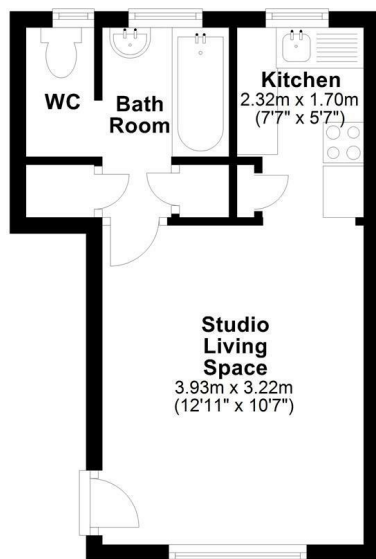




# Floor Plan

## Floor Plan

Approx. 23.0 sq. metres (247.6 sq. feet)



Total area: approx. 23.0 sq. metres (247.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Accommodation

A studio apartment in a great position in the city, perfect for a first-time buyer or investor, requiring some cosmetic improvement, and offered with no chain.

This light and bright apartment is on the first floor and accessed via a secure communal hallway. The accommodation is compact and comprises a living space, a small galley kitchen with fitted cupboards, a wall mounted boiler, window to the rear and a sink. The bathroom has a white suite, a bath, vanity unit and toilet.

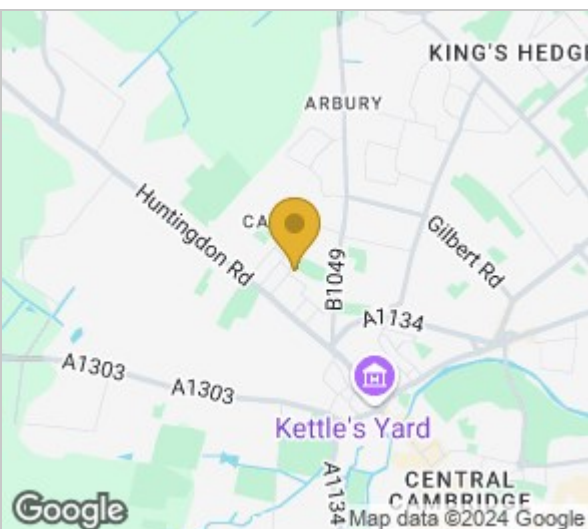
The central heating is gas with a combination boiler and the windows are double glazed.

The outside communal area has bike racks, a picnic table on a patio area and a rotary washing lines.

Kingfisher Court is on Halifax Road, North West of the city centre. It is close to Histon Road shops a variety of amenities and a regular bus service. Halifax Road is off Huntingdon Road which is a sought-after location, due mainly to the situation being perfect for access into the city. Facilities close-by are good, but the City Centre is within easy reach as are The Backs, Eddington and the river.

SAT NAV: CB4 3QA  
What3words:///loyal.limbs.builds

Leasehold  
948 Years remaining of the original 999 year term  
Ground rent is zero  
Service charge is £900



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>		71	76
	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.

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.

