



24 Edgecombe  
Cambridge, CB4 2LN

**Guide price £160,000 Leasehold**





## 24 Edgcombe

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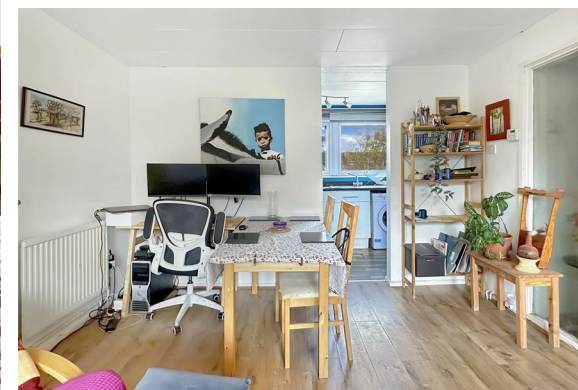
- Top floor flat with a south facing balcony
- Modernisation required
- Great for first time buyers or investors

A good size 1 bedroom flat in a purpose-built block with a balcony, requiring modernisation, with residents parking and a storage shed.

This apartment has 481 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. The entrance hall has a storage cupboard and an airing cupboard. The living/dining area has windows and a door to the balcony which is south facing and there is plenty of space for tables and chairs. The kitchen has fitted units, a large window and a handy pantry, which also houses the boiler. There is a good size double bedroom with fitted wardrobes and a bathroom.

The windows are double glazed and the central heating is gas.







Outside there is residents parking, a storage unit suitable for bikes and communal grounds.

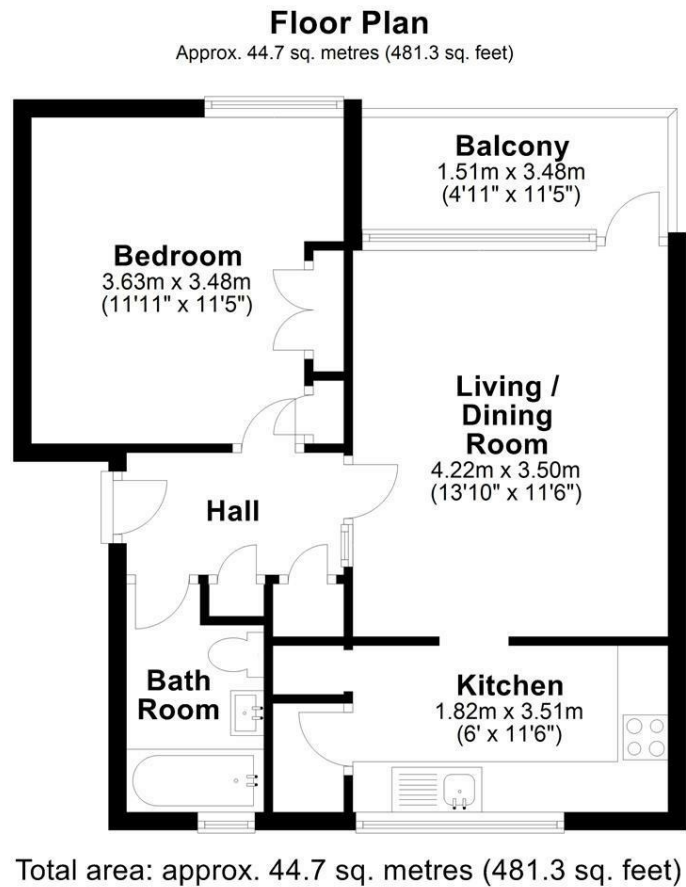
Edgecombe is good location for people wanting access to the Science Park and City. There are excellent facilities nearby including shops, cafes and pubs. Milton Country Park is just over a mile away. The A14 is a 5-minute drive, Cambridge North Station is about a mile and the Science Park is within walking distance.

Sat Nav: CB4 2LN  
What3Words:///hoping.rests.cowboy





Floor Plan



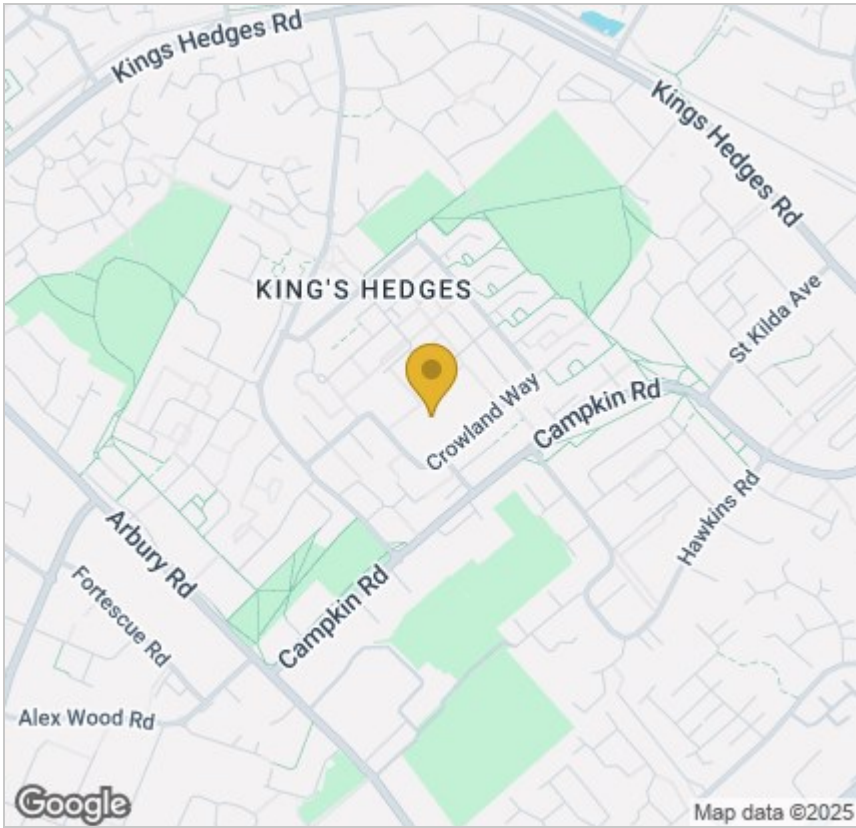
Drawings are for guidance only  
Plan produced using PlanUp.

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.

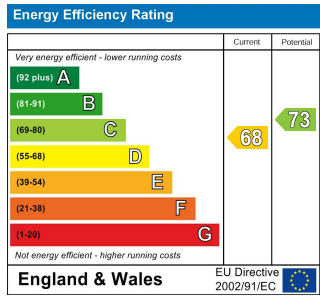
Tenure: Leasehold  
89 years remaining of the original 109 year term.  
Ground rent £10 per annum  
Service charge approximately £500 per annum

Council tax band: A

Area Map



Energy Efficiency Graph



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.

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