

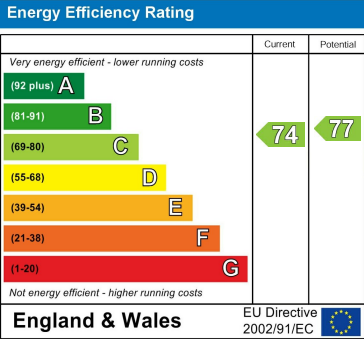
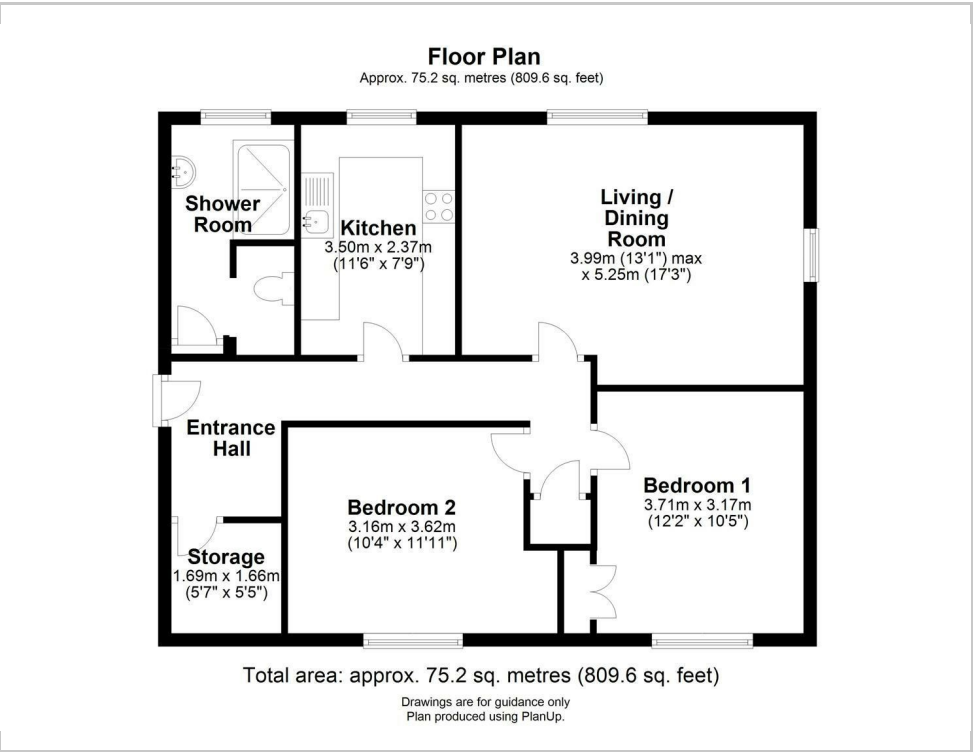


2 Musgrave Way, Cambridge, CB5 8TD  
Guide price £220,000





Floor Plan



Accommodation

- No chain
- Ground floor
- Convenient location

A spacious two-bedroom ground floor flat, requiring minimal cosmetic updates and offered with no onward chain, ideal for first-time buyers or investors.

Upon entry, there is a hallway with coat storage and an intercom system, as well as a larger storage area housing the gas central heating boiler.

The kitchen features ample cupboard space and work surfaces, a freestanding electric oven, and room for a tall fridge/freezer, with a window overlooking the communal gardens.

Both bedrooms are doubles, with one including a built-in wardrobe, and both face the front of the property. An additional built-in wardrobe with a clothing rail is located between the bedrooms. The living room offers space for both lounging and dining, and its dual aspect provides natural light with views over the shared garden and the building's side.

The L-shaped bathroom includes a large shower unit, toilet, and a mirrored cabinet above the basin.

Each flat is allocated its own titled section of the garden, although access is unrestricted. Off-street parking is also available without restriction.

Musgrave Way is located on the outskirts of Fen Ditton, offering convenient access to Cambridge and the A14.

With 103 years remaining on the lease, this property comes with a low ground rent of £10 per annum and an annual service charge of £200. Moreover, it is available with no onward chain, making it an attractive option for immediate occupancy or investment.

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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.

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