



88 Devonshire Mews, Cambridge, CB1 2BB
Guide price £260,000



Floor Plan



Total area: approx. 34.4 sq. metres (369.8 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Accommodation

- Newly decorated
- Allocated parking space
- 5 minutes walk to Cambridge Station
- Close to Mill Road

A lovely and superbly well-presented one-bedroom ground-floor apartment, with an allocated parking space, and located conveniently to Cambridge Station and the eclectic amenities of Mill Road.

The apartment offers a modern, open-plan living and kitchen area that is a great size and has lots of natural light. The kitchen is wonderfully well equipped with a range of modern low and high-level cabinets, a white tiled splashback, and plenty of worktop space.

From the kitchen area is an inner hall space with two good storage cupboards. The bathroom has been recently upgraded with contemporary tiles, a bath with an electric shower, a heated towel rail, a basin, and wc. The bedroom is a good-sized double room with an integrated wardrobe.

The apartment is very well presented having been recently redecorated and benefits from laminate flooring throughout. Externally there are very well-maintained communal gardens and an allocated parking space, a valuable addition in this part of the city. Cambridge Station and the redeveloped station square are only a 5-minute walk away.

For those considering an investment purchase, the apartment has excellent rental potential and would achieve in the region of £1,350pcm.

What3Words: ///remit.starts.budget

Lease details: 151 years remaining. Service charge of £1,727.80p/a.
Ground rent: £Nil



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