



47a St. Andrews Road
Cambridge, CB4 1DH

Guide price £350,000



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- No chain
- Private entrance
- Off street parking
- Secure storage unit in basement of building
- Newly installed boiler

A wonderfully presented 2 bedroom first floor flat located in Cristinas House, offering a share of the freehold, with off street parking and conveniently located within walking distance to the River Cam and the centre of Cambridge.

A private entrance hall takes you up to the spacious landing. The open plan kitchen/dining/living room has a light and airy feel and has an integrated dishwasher, fridge freezer and washing machine, a handy storage cupboard and a Juliet balcony.

The bathroom has a bath with shower over, WC, heated towel rail and basin with useful cupboards underneath.

Both bedrooms are a good size and there is an added benefit of a loft space with Velux windows which could be use as a home office space or for plenty of storage.





There is one allocated parking space and a secure storage unit in the basement of the building.

Cristinas House occupies a prime and convenient spot for city access, located within walking distance of the idyllic River Cam, Logan's Meadow, and Midsummer Common. There are local amenities close by such as cafes, public houses, and shops.

What3words: [///safety.lush.cubes](#)

Lease information:

Share of the freehold with 104 years remaining

Annual service charge: £1,170.00

Ground rent: Peppercorn



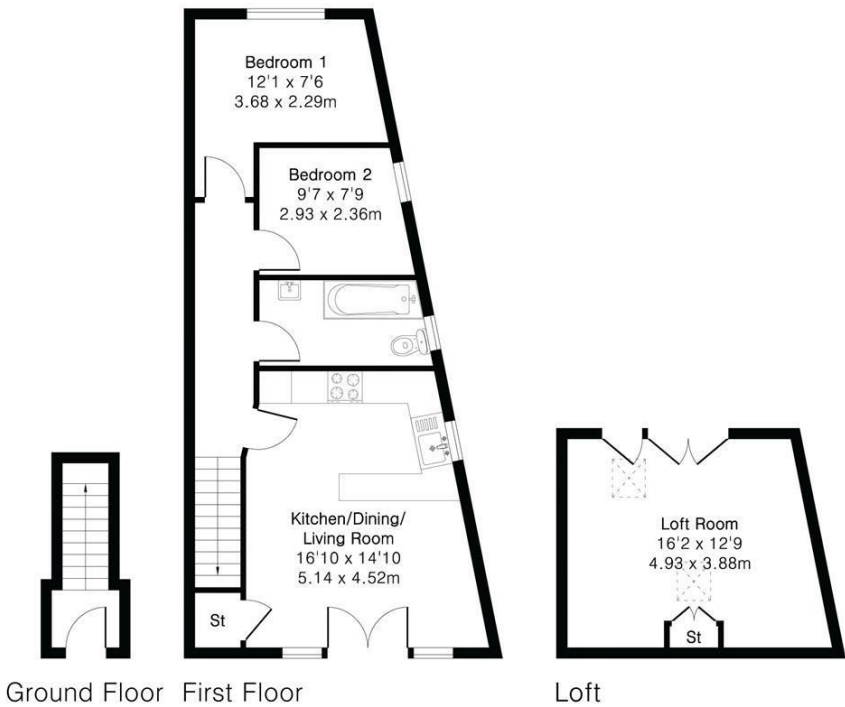
Floor Plan

Approximate Gross Internal Area 767 sq ft - 71 sq m

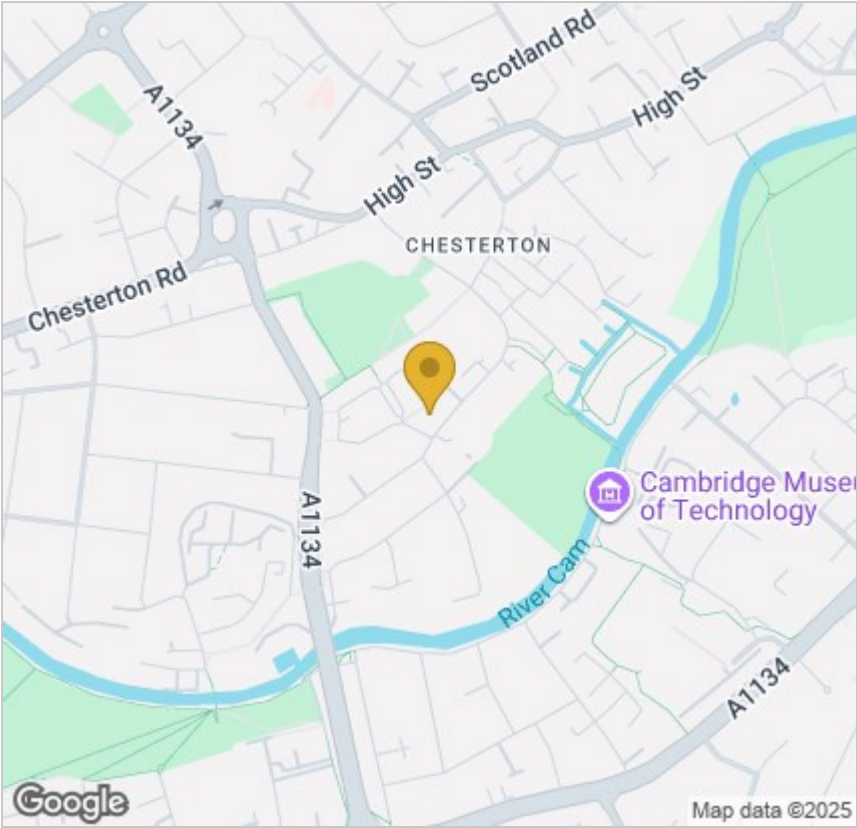
Ground Floor Area 36 sq ft – 3 sq m

First Floor Area 541 sq ft – 50 sq m

Loft Area 190 sq ft – 18 sq m



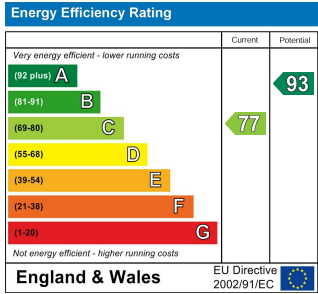
Area Map



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.

Council tax band: C

Energy Efficiency Graph



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