



**Flat 9, The Old Police Station
Bottisham, Cambridgeshire**

**DAVID
BURR**



Flat 9, The Old Police Station, 12 Bell Road, Bottisham, Cambridgeshire, CB25 9GX

Bottisham is a village with many local amenities including a Post Office with convenience store, doctors' surgery, hairdresser, pharmacy, public house, restaurant, three takeaways and a library. It has both a Primary and Secondary school with leisure facilities that are open to the public. The University City of Cambridge and famous horse racing town of Newmarket are both 7 miles away from the village.

A high specification three-bedroom penthouse apartment in the ever-popular Cambridgeshire village of Bottisham, measuring around 1,350 sq. ft of accommodation forming part of this recently developed former Police Station located in the heart of this well served village just 7 miles from Cambridge. Stylish and immaculately presented with an open plan kitchen/living/dining area measuring around 30 ft, three spacious bedrooms with fitted wardrobes, an ensuite shower room and family bathroom. Externally offering parking for two vehicles and further visitor parking.

A high specification three-bedroom penthouse apartment in the ever-popular Cambridgeshire village of Bottisham.

Ground Floor

COMMUNAL ENTRANCE DOOR With secure entrance system and stairs rising to the top floor.

Third Floor

INTERNAL HALLWAY Doors off to all rooms. Video screen entrance system.

KITCHEN/LIVING/DINING ROOM Quality fitted kitchen area with base and eye level soft close storage units and quartz work surfaces, 1.5 bowl sink, drainer and mixer tap, breakfast bar, fitted oven, four ring induction hob and integrated dishwasher and washing machine. Velux roof windows to front and rear. Large living and dining area, ideal for entertaining and dining.

MASTER BEDROOM A large 27 ft bedroom with fitted wardrobes, with eaves storage, Velux roof windows to rear and door to:

ENSUITE Modern fitted suite of corner shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan and part tiled walls.

BEDROOM 2 Another spacious double with window to rear and fitted wardrobes.

BEDROOM 3/STUDY With gas fired boiler enclosed in cupboard and eaves storage.

FAMILY BATHROOM Modern suite comprising wash hand basin with soft close vanity storage, bath with shower over, heated towel rail, extractor fan.

Outside

The apartment enjoys the benefit of allocated parking for 2 vehicles plus visitor parking as well as a communal bin store and bike store.

AGENTS NOTE There is remaining NHBC warranty and the property is leasehold, held on a 999-year lease from 2019 with an annual service charge of £1,686.00 per year.

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Material Information

SERVICES: Mains water and drainage. Mains electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: Band B.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: B. £1,746.17 per annum.

TENURE: Leasehold. We understand the property is held on a 999-year lease from 2019 with an annual service charge of £1,686.00 per year.

CONSTRUCTION TYPE: Traditional brick construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 62 mbps download, up to 12 mbps upload.

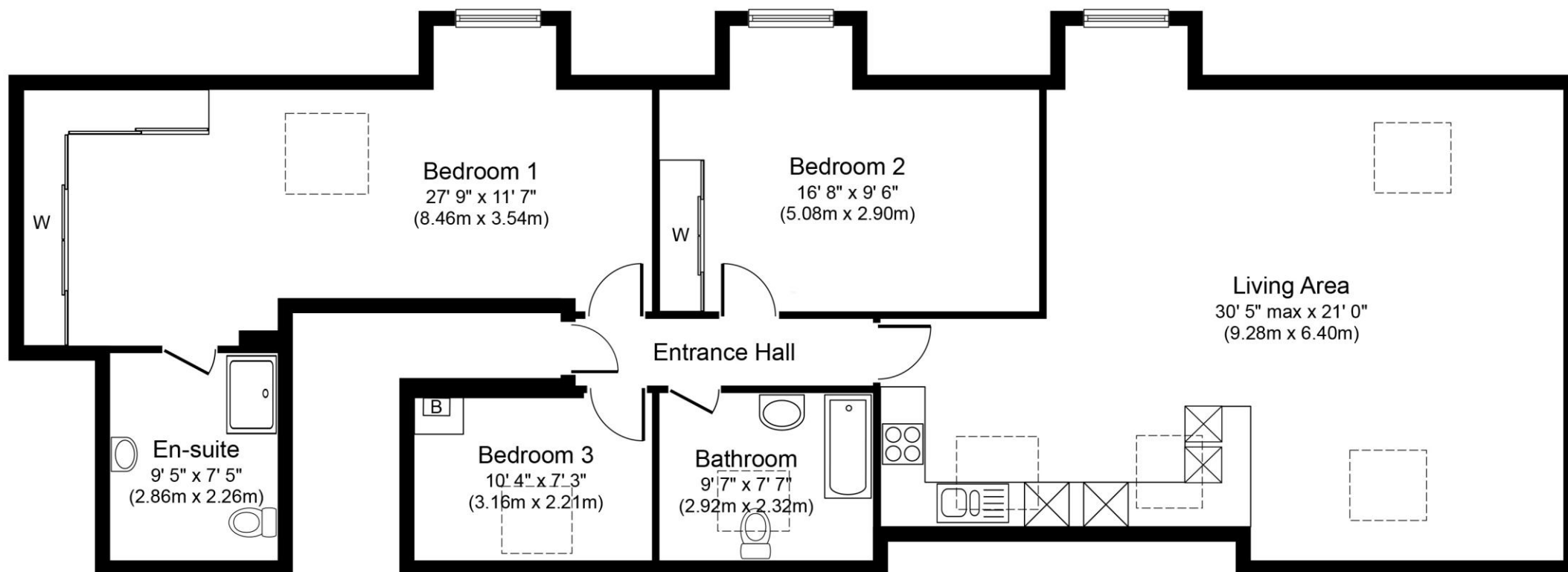
Phone Signal: Yes. Likely with all major providers.

WHAT3WORDS: general.tuned.auctioned

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Approximate Floor Area
1,353 sq. ft.
(125.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

