

FLAT 13, 75 NEW STREET, CAMBRIDGE, CAMBRIDGESHIRE, CB1 2QT

Asking Price £275,000

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A smart one bedroom second floor apartment close to the centre of the city with easy access to the railway station and Addenbrookes hospital. Offered with no upward chain this is well worth a look!



Location

New Street is situated just off East Road, occupying a highly convenient location with ease of access to a wealth of local amenities as well as to the city centre, Railway Station, Addenbrookes Hospital and the Science Park. There is an excellent array of shops close by at the Grafton Centre, The Beehive Centre, and on Mill Road. 75 New Street was built in 2015 and comprises a stylish development of 14 purpose-built apartments on ground, first and second floors. Accessed via a security entry system, this top floor apartment will make an ideal first purchase, or investment with a rental value of around £18,000 per annum. The property offers modern, well-proportioned accommodation with open plan living complemented by a timber-decked balcony providing a lovely space for outside relaxation.

- Second Floor Apartment
- Open Plan Kitchen/Living/Diner with built in appliances
- Under Floor Heating
- Double Bedroom
- Shower Room
- Balcony
- No Chain
- Viewing Essential

Accommodation

There is a Communal Entrance Hall with access to the first and second floors via a security entry system. The front door leads to a welcoming Entrance Hall with large built storage cupboard housing the fuse box which has a current EICR. Open Plan Kitchen/Living/Diner with a comprehensive range of top and base units with work surfaces over. Inset stainless steel sink unit with integrated washing machine and dishwasher. Electric oven. Electric hob. Electric extractor fan. Built in Microwave. Double glazed window to front aspect and sliding door out to the Balcony. TV and Telephone points. Under floor Heating with thermostat control. Double Bedroom with double glazed window to side aspect. Inset spot lighting. Under floor Heating with thermostat control.. Shower Room comprising of a close coupled W.C. Vanity wash hand basin. Shower cubicle. Heated electric towel rail. Extractor fan. Tiled flooring.

Agents Notes

Tenure:- Leasehold with 114 years remaining. Service charge is £1696.96 per annum. Ground Rent is £250 per annum.

Services:- Mains Electric. Mains Water

Local Authority:- Cambridge City Council. Council Tax Band "C".

EPC "C"

Description

75 New Street was built in 2015 and comprises of 14 purpose built apartments on the ground, first and second floors. Accesses via a security entry system these apartments are an ideal investment of first time purchase with a rental value of around £17,880 per annum. The location is excellent with good access to the city centre, along with the railway station and Addenbrookes hospital. The property offers modern and stylish accommodation with open plan living and a balcony.



Cambridge

104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon

19 High Street, Histon
Cambridge CB24 9JD
01223 235111

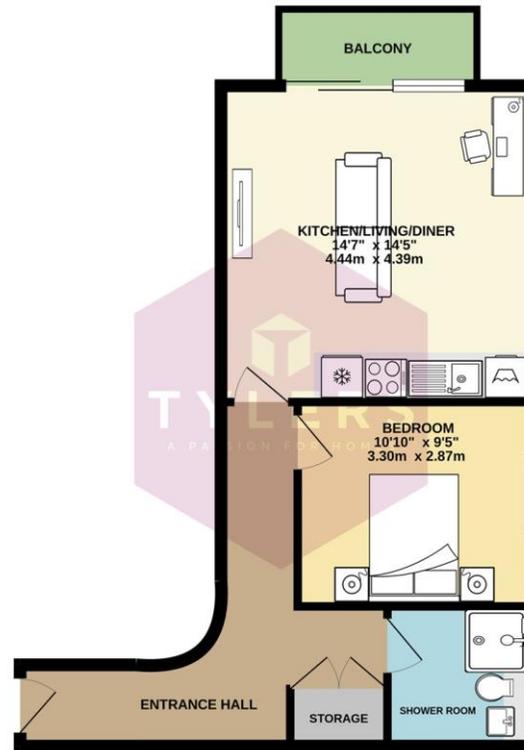
Willingham

Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket

16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 sq.m.) approx.
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Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

