



Bush & Co.

64 Winstanley Court, Cambridge

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Guide Price £315,000 Leasehold

About the Property

LOCATION:

Winstanley Court is located off Cromwell Road, and nearby is Romsey Town, which has a unique atmosphere and a wealth of retail shops and services. The area has several parks, and schooling for most ages, and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the city centre.

ACCOMMODATION IN DETAIL:

Ground Floor: - Entrance door leading to an entrance Hall, an intercom entry phone system, wood effect laminate flooring, Sitting/Dining Room Two double-glazed windows to rear elevation, electric storage heater, wood effect laminate flooring, door leading to: Kitchen Double-glazed window to rear elevation, range of wall and base units, work surfaces housing stainless steel one and a half bowl sink and drainer unit, plumbing for washing machine, electric cooker point, tiled flooring, tiled splashbacks, air extractor fan.

Bedroom one: Double-glazed window to front elevation, electric storage heater, wood-effect laminate flooring, En-suite Shower room Three-piece white suite comprising shower cubicle, low-level WC, wash hand basin, part tiled walls, tiled flooring, air extractor fan, electric shaver point, electric fan heater.

Bedroom two: double-glazed window to front elevation, wood effect laminate flooring, electric panel heater. Bathroom Three-piece white suite comprising a panelled bath, low-level WC, wash hand basin, part tiled walls, tiled flooring, air extractor fan, electric fan heater, cupboard housing a hot water tank.

OUTSIDE:

Well-tended communal garden areas, residents' car park, cycle and bin stores.

AGENTS NOTE:

For those with a satellite navigation system, the postcode for this property is CB1 3UR.

FIXTURES & FITTINGS:

Unless specifically mentioned in these particulars, all fixtures are expressly excluded from the sale of the leasehold interest.

SERVICES:

All mains services are believed to be connected.

COUNCIL TAX BAND; B

SERVICE CHARGE; £1,942 per annum

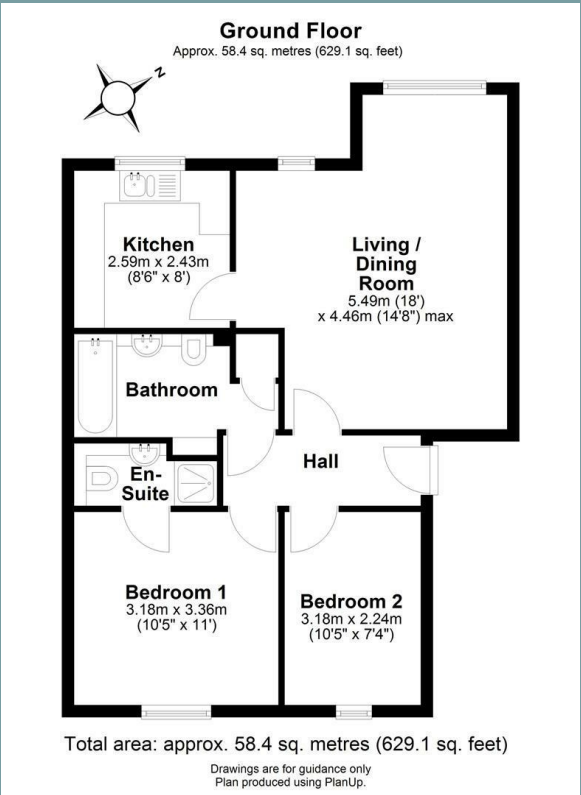
Property Highlights

- Close To Railway Station & City Centre
- Two bedrooms
- Double Glazing
- Well-tended communal garden areas
- Private residents' car parking
- En-suite Shower room
- Cycle and bin stores
- Spacious Sitting/Dining room

Further Information

Tenure - Leasehold
Council Tax - Band B
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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

Exceptional service in Cambridge and the surrounding villages

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- Honest valuations with a true market assessment
- Bespoke individual marketing
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- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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