



Bush & Co.

Flat 4 93 Tenison Road, Cambridge





Guide Price £295,000 Leasehold - Share of Freehold

About the Property

Location;

Tenison Road is located between Station Road and Mill Road, a thriving and expanding district with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages - catchment for St Paul's Primary School and Parkside. The mainline railway station to London Liverpool Street and Kings Cross is only a 6 minute walk away, also a short walk away from the City Centre.

Accommodation in detail;

Ground floor, secure reception hall with stairs to the first floor. First floor landing and timber door to the entrance hall with an entry phone system. Spacious Sitting/dining room with a large double-glazed window overlooking Tenison Road, electric radiator. Kitchen with a sink unit, range of wall and base units, electric hob and oven, an integrated dishwasher, freestanding fridge freezer and washing machine which are included in the sale. Double bedroom with a double-glazed bay window and electric radiator. Bathroom with panel bath and shower over, hand basin, WC and electric radiator.

Outside are communal grounds and to the back of the building is a secure enclosed bike store & a separate bin store.

Tenure: Leasehold with a share of Freehold

Service charge; £1,891.63 PA

NO ground rent

Services; Mains water, drainage and electricity

Property Highlights

- Spacious first floor apartment
- Close to the main line station
- Share of Freehold
- NO CHAIN
- Double bedroom
- Fitted Kitchen
- Enclosed bike store
- Double glazed windows
- Electric heating
- Accessible to Mill Road

Further Information

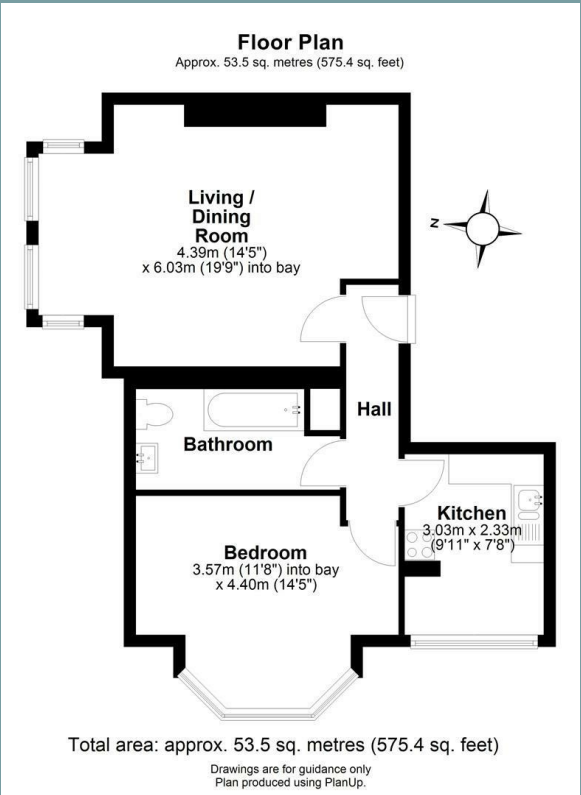
Tenure - Leasehold - Share of Freehold

Council Tax - Band C

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
England & Wales		EU Directive 2002/91/EC

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.