

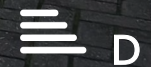


GRAY
TOYNBEE



26 Wedgewood Drive
Cambridge, CB1 9PQ

Guide price £275,000



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- 625 sqft / 58 sqm
- No chain
- Allocated parking
- 2 bed, 1 bath, 1 recep
- Electric heating

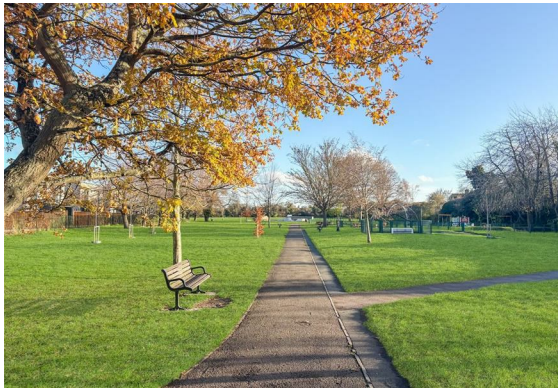
A leasehold first-floor apartment with parking, well suited to first-time/investment buyers alike & enjoying a most convenient position, a stone's throw from Cherry Hinton's High Street. No chain.

This first-floor apartment enjoys a superbly convenient location, within easy reach of the historic City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The accommodation briefly comprises a generous living/dining room which benefits from the morning sun & is finished with tiled flooring which continues throughout the rooms in the apartment. An archway from the dining area & main hall opens into the kitchen which has been fitted with a matching range of base & wall mounted units. There are various freestanding appliances we understand can be included within the sale.

There are 2 bedrooms, the master is particularly spacious & includes a built-in sliding wardrobe. The bathroom is fully tiled and has a shower over the bath.

Outside there is allocated parking to the rear of the property & steps up to the apartment.





Leasehold:

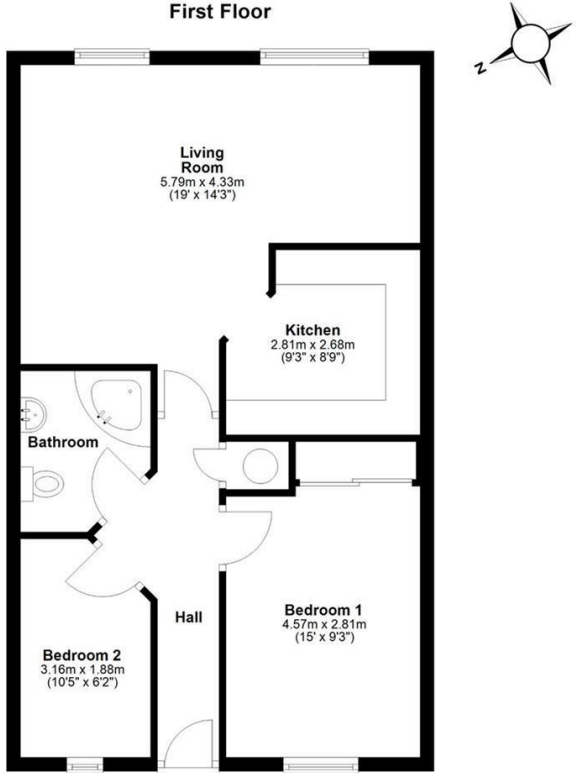
The property is leasehold with 965 years left on the lease, no ground rent & a service charge of £1500 per annum towards the upkeep of communal areas.

Cherry Hinton is a thriving suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are 2 primary schools which feed The Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Arm Headquarters (0.6 miles) Addenbrooke's (1.7 miles), Cambridge railway station (2 miles) and on to the City Centre (3.5 miles). The area also suits those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

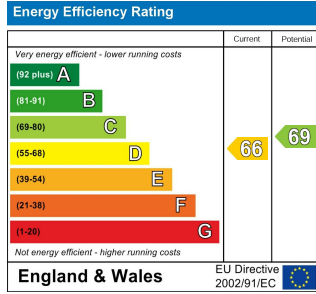




Approx. gross internal floor area 58 sqm (625 sqft)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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