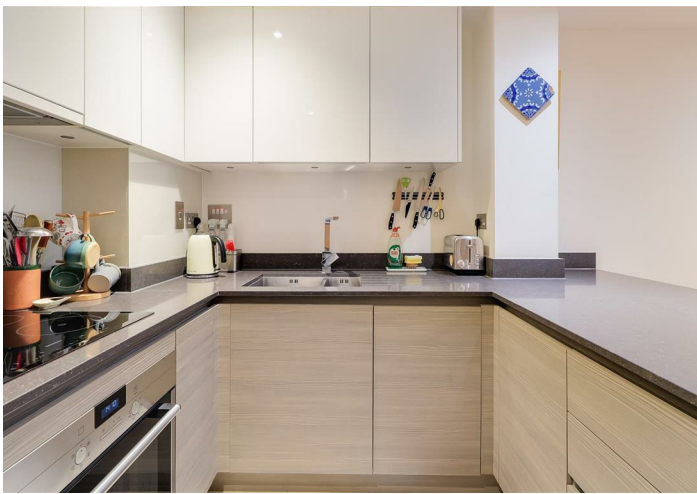




Bush & Co.



## 7 Newton Court Kingsley Walk, Cambridge, CB5 8TH

Guide Price £315,000 Leasehold



Energy Rating Band B

Secure communal entrance hall, also a private door leading to the sitting room from the terrace. Sitting/ dining room with timber flooring and inset lighting, kitchen fitted with a sink unit and a matching range of wall and base units, induction hob, electric oven, fridge/freezer, extractor hood and inset lighting. Hall with a cupboard with plumbing for a washer dryer, timber flooring. Double bedroom with double wardrobe, inset lighting and double-glazed window to front elevation. Bathroom with a paneled bath and rainfall shower over, hand basin, WC, inset lighting and towel rail.

Tenure: Leasehold 999 years from and including 1 January 2012.

Service Charges, £1,200 payable over 6 months, therefore £2,400 pa

Car parking £380 pa

Ground rent; £350 pa

Services; Mains water and drainage, communal heating.



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

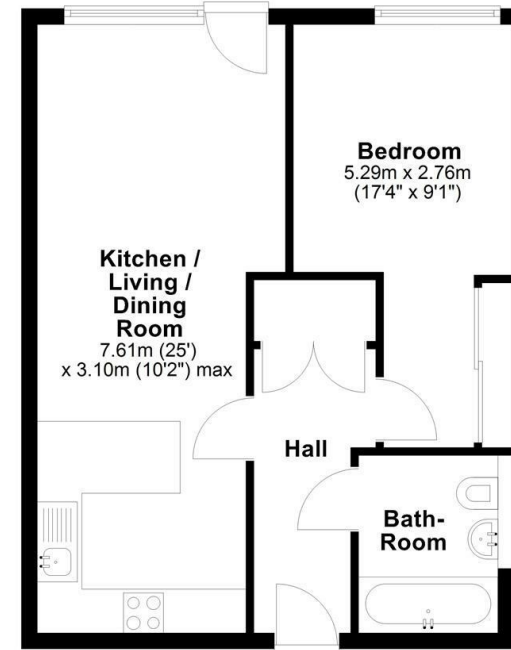
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## Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

