



23 St. Michael Street  
Cambridge, CB2 9PJ

**Guide price £330,000**





## 23 St. Michael Street Cambridge, CB2 9PJ

- 1 bed, 1bath, 1 recep
- Private garden
- Allocated parking
- Close to Addenbrooke's
- Leasehold with 88 years remaining
- Managing Agent - Flagship Housing Limited

An exceptionally well cared for ground floor apartment with allocated parking & a private garden backing onto allotments. The building itself fronts onto Viridis Park & play area.

This smart ground floor apartment is nicely positioned next to an attractive green at the centre of this popular development just south of the city, within easy reach of Addenbrooke's and the M11/A10 road networks.

Briefly the accommodation comprises an entrance hall with 2 useful store cupboards. There is a bright open-plan kitchen/dining/living room, benefitting from a dual aspect & door opening onto a private courtyard. The kitchen has been fitted with a modern range of units & includes various integrated appliances.

There is a generous double bedroom with a built-in sliding wardrobe. The bathroom has been fitted with a modern white suite, complemented by part tiled walls, inset spotlights & a heated towel rail.

Outside the wrap around courtyard







garden is fully enclosed & well suited to alfresco dining during the warmer months. There is also a useful store cupboard, as well as allocated parking & communal bike store at the front.

Trumpington is well located for access into the Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South is due to open in early 2026. There are a various eateries, pubs, shops, a post office, barber, Doctors, & a Waitrose superstore.

#### Monthly Costs:

Service: £23.92

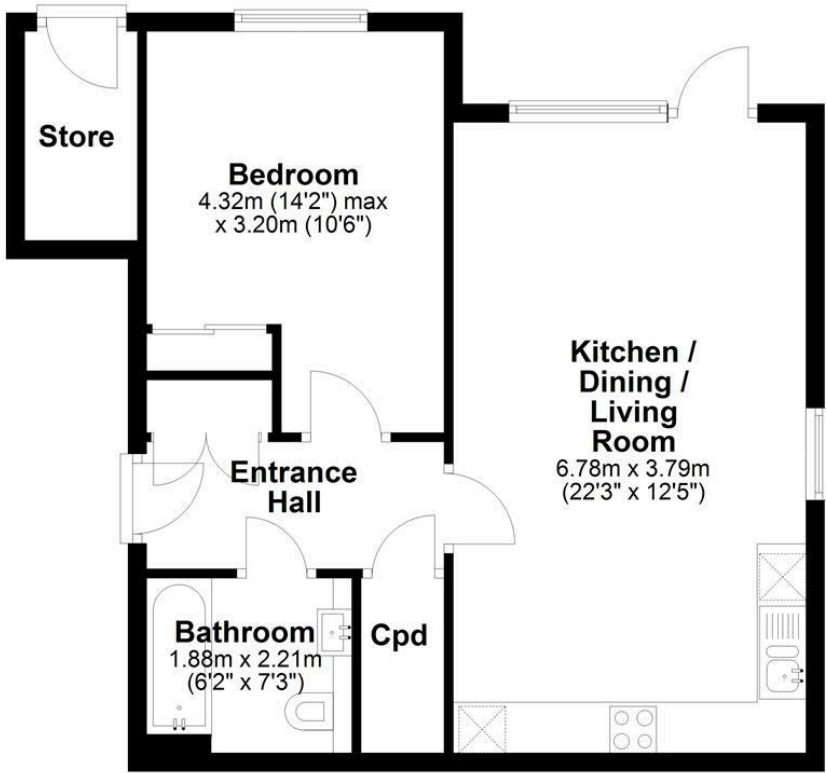
Buildings Insurance: £20.54

Admin fees: £3.59

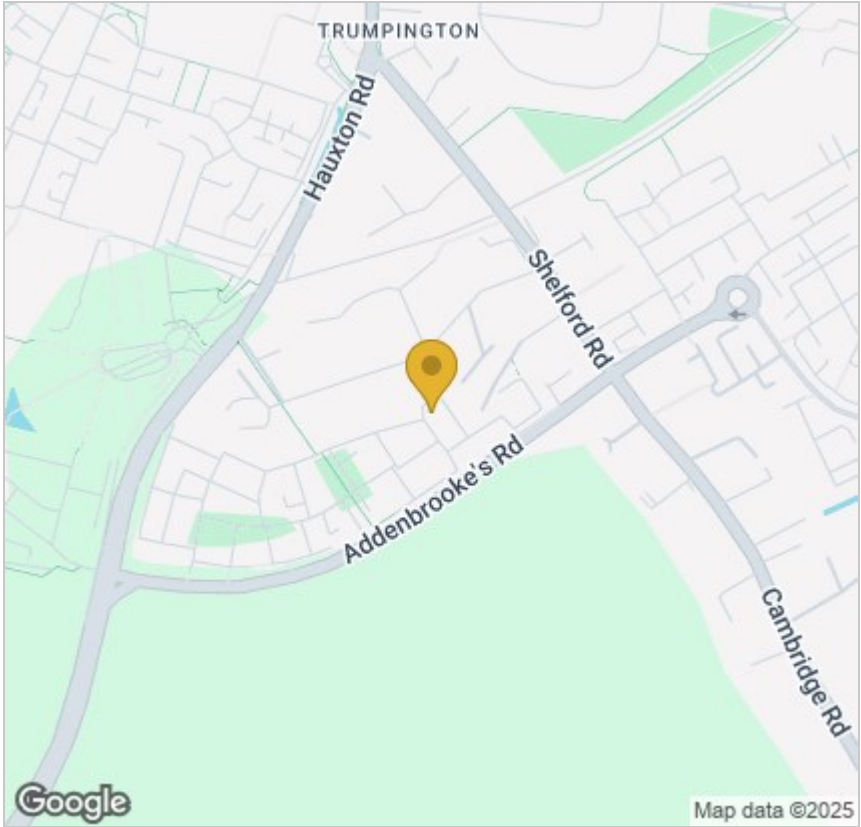


**Floor Plan**

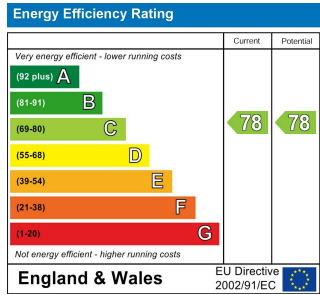
Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 54.2 sq. metres (583.1 sq. feet)



**Energy Efficiency Graph**



Tenure: Leasehold  
Council tax band:

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