Bush & Co.



56 Bateman Street, Cambridge

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Guide Price £250,000 Leasehold

About the Property

Bateman Street is a delightful location in the prestigious Newtown area of the city, off Hills Road, just a short walk to the historic city centre and mainline railway station. There are an abundance of shops, cafes and restaurants at the end of the street and highly regarded schooling is available nearby, as are the renowned Botanical Gardens.

The property is a top (3rd) floor apartment which is sold with the advantage of no upward chain. There is a gas radiator heating system and use of a shared garden space.

Stairs from the communal hallway lead up to the apartment and the entrance door takes you into a hallway with a large built in storage cupboard and intercom entry phone.
The living/dining room is a generous space with dual aspect windows. There is a gas fired boiler.
The kitchen comprises a range of wall and base units with work surfaces as well an integrated electric oven and gas hob. Additionally plumbing for a washing machine.
The double bedroom features dual aspect windows and there is a three piece bathroom with shower over the bath.

Outside - The apartment has use of a shared garden to the rear.
Residents permit parking operates within the area.

TENURE - Leasehold
TERM - 149 years remaining
MAINTENANCE CHARGES - £ TBC
GROUND RENT - Peppercorn
COUNCIL TAX - Band D
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

- Top Floor Apartment
- Highly Sought After Central Location
- Short Walk To Railway Station & City Centre
- One Double Bedroom
- Residents Car Parking Permit Available
- No Upward Chain

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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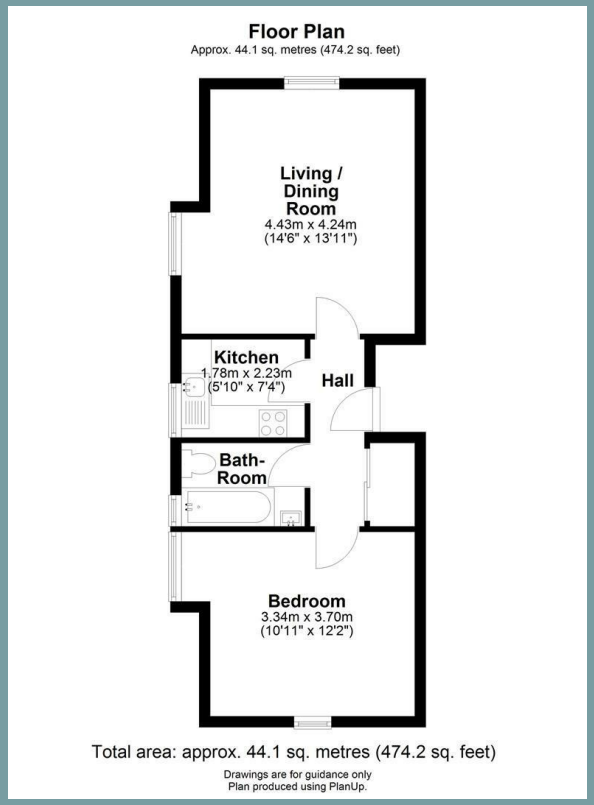




Exceptional service in Cambridge and the surrounding villages

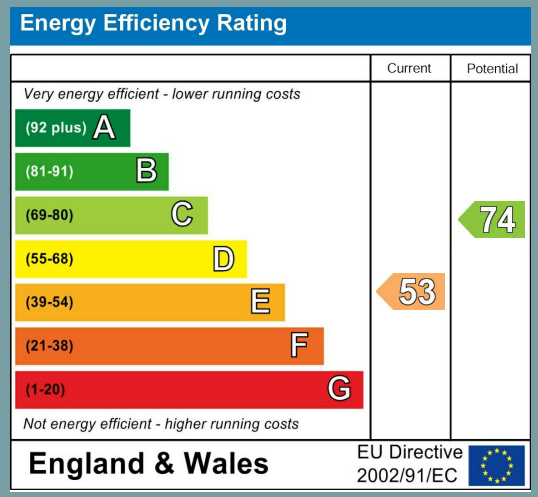
At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- 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

Sales office
169 Mill Road, Cambridge, CB1 3AN
01223 246 262
sales@bushandco.co.uk





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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.