

19 Montreal Road

Cambridge, CB1 3NP

Guide price £300,000

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- No chain
- City centre location
- Ground floor apartment
- On street parking with no permit required
- Private entrance
- Secure bicycle storage
- Converted Victorian-Style Corner Shop
- Characterful Wrap-Around Windows







A high-quality, 1 bedroom Victorian-style city apartment with a private entrance, located off Mill Road and within easy reach of Addenbrookes and the Station. Also benefitting from no onward chain. A fantastic, modern and low maintenance lock-up and leave home, or for professionals or as a rental investment.

There is a fantastic open-plan living room with large, wrap-around, windows to the front, and a large storage cupboard. The kitchen is fully equipped and fitted with quartz worktops, breakfast bar and integrated appliances including ceramic hob, electric oven built-in-microwave, dishwasher, fridge freezer, washer dryer. The hallway has two storage cupboards and the bedroom has wall-to-wall fitted wardrobes.







The luxury shower room is well-equipped with full wall and floor tiling and a large walk-in shower, and a towel rail.

There is double glazing and underfloor heating. There is a small garden at the front of the property. The property benefits from a secure shared bicycle storage facility.

The apartment benefits from a 10-year



NHBC warranty from its completion in 2018 which protects against structural defects to key parts of the property, including the foundations, roof, chimneys and floors etc. The remaining warranty will transfer to the new owner on completion, so you will continue to benefit from the cover for the rest of the policy term.

Montreal Mews is a small, locally well-managed leasehold development offering a more personal alternative to large corporate-managed blocks. As an exclusive collection of just seventeen apartments, it benefits from greater resident control and lower management costs.

Tenure - Leasehold
Term - 125 years from 31 July 2018 (118 years remaining on the lease)
Annual Ground Rent - £250 (fixed)
Annual Service Charge - £1,021.93
Council Tax Band - B

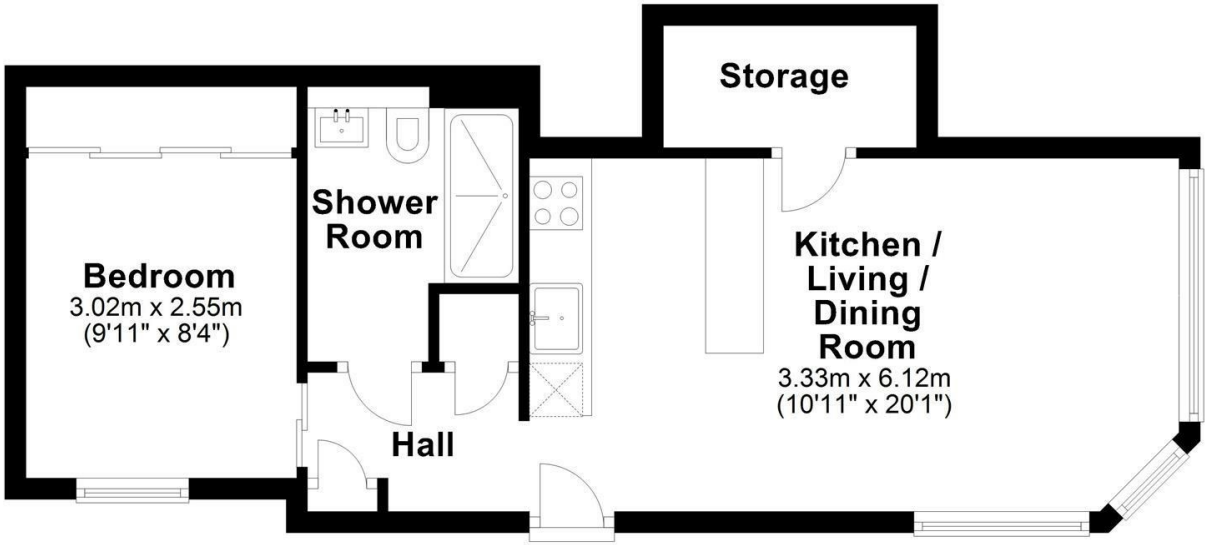




GRAY TOYNBEE

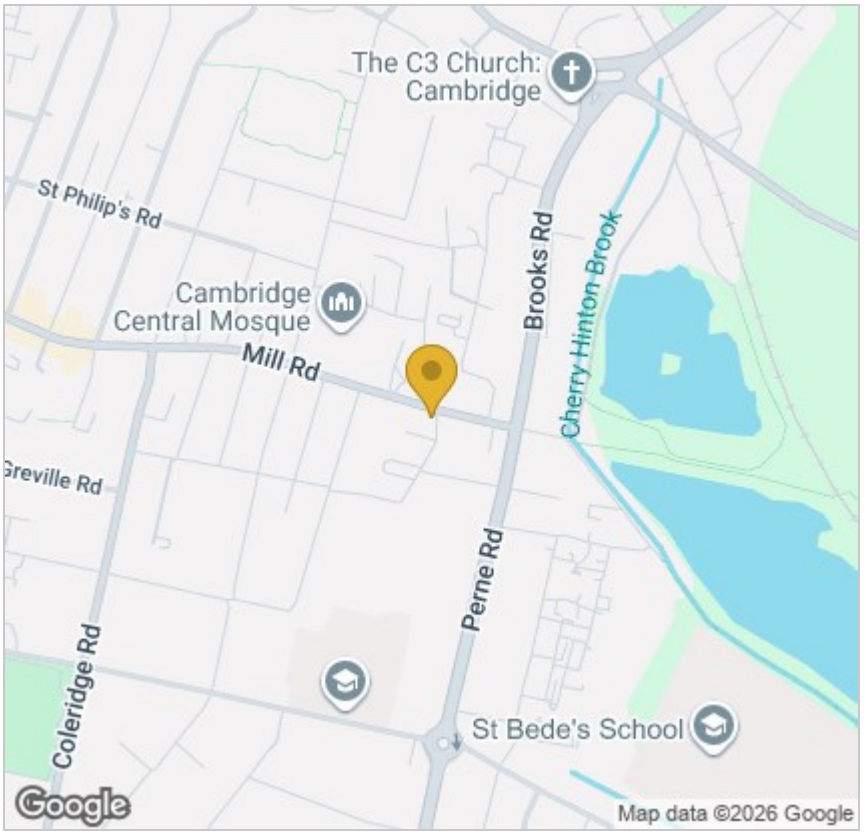
Floor Plan

Approx. 41.3 sq. metres (444.5 sq. feet)

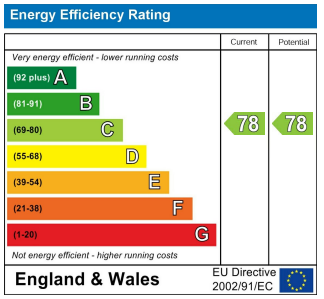


Total area: approx. 41.3 sq. metres (444.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



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These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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