

GRAY TOYNBEE

71 Molewood Close

Cambridge, CB4 3SS

Guide price £250,000

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- Large Windows Allowing Natural Light
- Spacious Bedrooms & Storage
- Excellent Condition
- Close to Public Transport & Amenities

A spacious and well-presented two-bedroom first-floor apartment, offering generous living accommodation, excellent storage and off-street parking, conveniently located within walking distance of Histon Road's amenities.

Situated on the first floor of a small, purpose-built development, this spacious two-bedroom apartment is presented in excellent condition throughout and offers flexible, well-proportioned accommodation.

The front door opens into a welcoming entrance hallway, providing access to the principal rooms. The larger of the two bedrooms is a generous double, whilst the second bedroom is also a well-sized double, currently arranged as a versatile home office, ideal for those working from home.

The main living accommodation is particularly impressive, with a spacious open-plan kitchen, living and dining area benefiting from windows to both the front and rear, allowing plenty of natural light to fill the space.

The kitchen offers ample worktop and storage space, with connections for white goods and appliances. A central island provides additional preparation space and casual seating, creating a natural connection between the kitchen and living areas. The living















space itself is generously proportioned, comfortably accommodating sofas, a substantial dining table and additional furniture, making it ideal for both everyday living and entertaining.

The bathroom is fitted with a bath and overhead shower and a wash basin, whilst a separate WC with its own basin provides added convenience.

Further benefits include gas central heating and excellent storage throughout, including a particularly spacious cupboard suitable for bicycle storage, alongside two additional storage cupboards.

Externally, the development benefits from off-street parking. The property is conveniently positioned with a post office just around the corner and the shops, cafés and amenities of Histon Road within easy walking distance. Excellent public transport links provide convenient access to Cambridge city centre and routes out of the city.

This is an excellent opportunity for buyers seeking a spacious, well-maintained apartment in a convenient and well-connected location.

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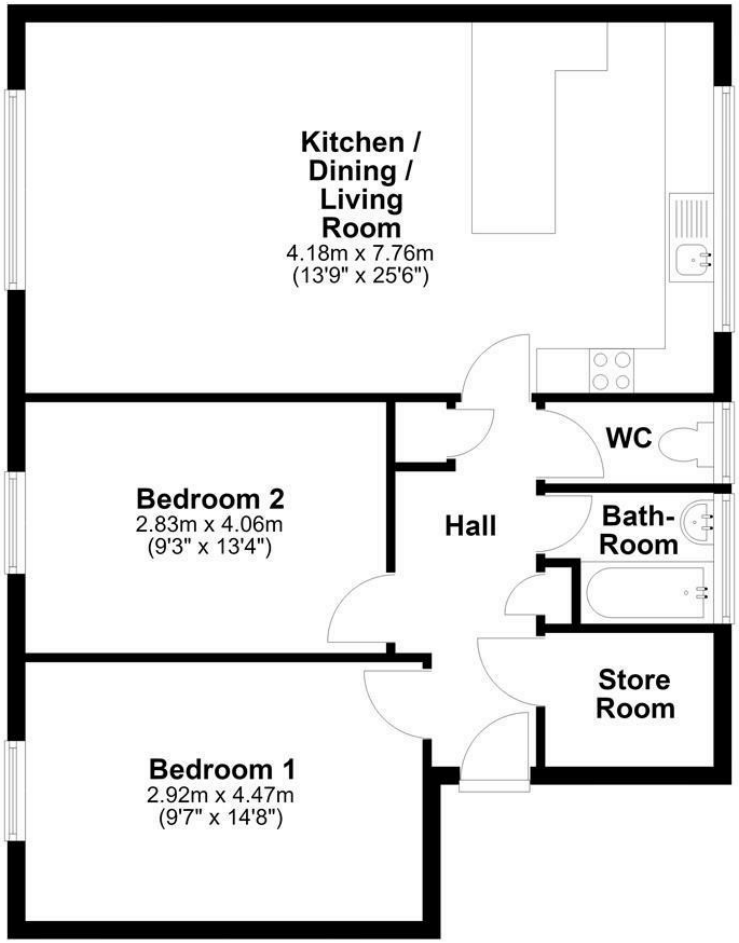




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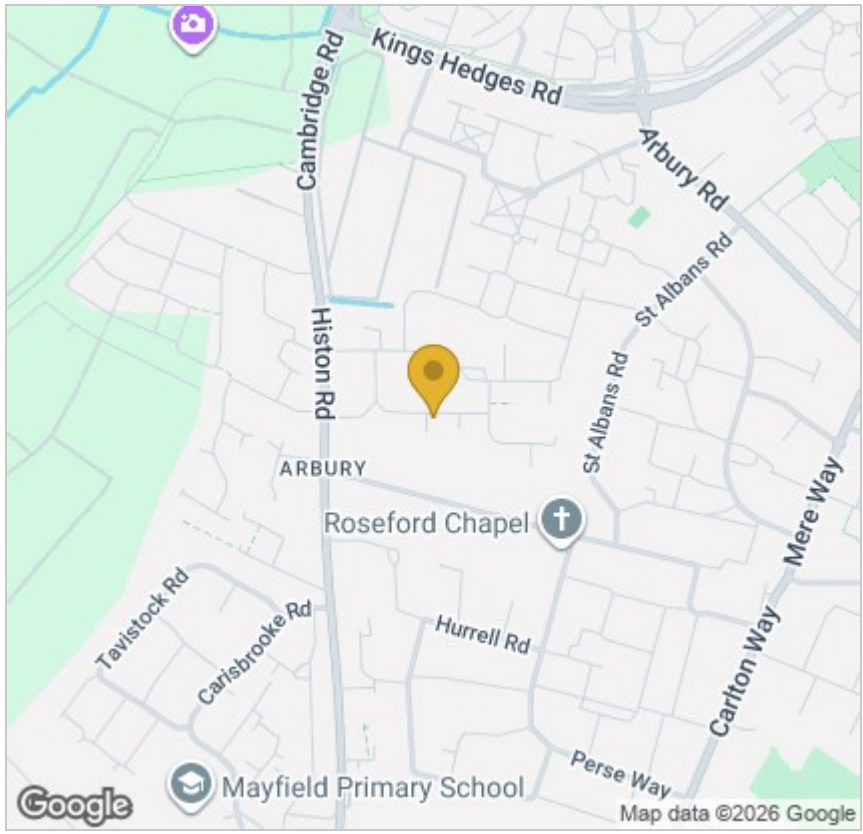
Floor Plan

Approx. 73.6 sq. metres (792.5 sq. feet)

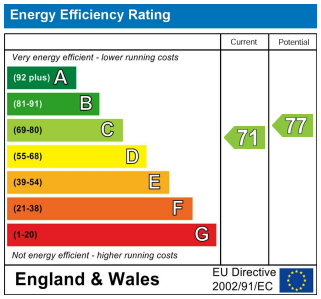


Total area: approx. 73.6 sq. metres (792.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Lease Remaining: 97 years
Service Charge: £600 per annum
Ground Rent: £10 per annum

Council Tax Band: B

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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