GRAY TOYNBEE



14 St. Stephens Place

Cambridge, CB3 0JE

Guide price £240,000

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- No chain
- Allocated parking
- Close to Eddington and University sites
- Leasehold (83 years remaining)
- Kitchen appliances all included
- First-floor apartment (no lift)

A bright first-floor apartment with allocated parking, visitors parking, and no onward chain. The property enjoys a quiet, near central city location, equidistant from Eddington and Market Hill.

This light and airy apartment has been well cared for and enjoys a peaceful cul-de-sac position set just off Huntingdon Road. The property has allocated parking and is set in well-tended grounds.

A communal entrance provides access to the apartments within the block. An entrance hall to the apartment itself has two useful storage cupboards. There is a spacious living / dining room, benefitting from a dual aspect and a bay-window overlooking Westfield Lane. The kitchen / dining room has been fitted with a modern range and has various integrated and freestanding appliances, all of which are included within the sale.

Completing the accommodation is a double bedroom with southerly aspects and a bathroom which has been fitted with a white 3-piece-suite.

Outside, the property is surrounded by well tended communal gardens, there is visitors parking and an allocated parking space located just below the bay-window to the living room.















We understand the lease house around 83 years remaining. The service charge is £1200 per annum with a ground rent of £757 per annum. Block Management UK are the managing agent.

St. Stephen's Place is a quiet, modern cul-de-sac development set just off Huntingdon Road. The area is an excellent location for those looking to make the most of the city centre lifestyle, but with a little more elbow-room than the more densely populated central Victorian streets.

There are wide ranging facilities close to hand in nearby Histon Road and Castle Hill. The A14 and M11 are both within easy reach. The historic centre, University facilities and excellent schooling for all ages are all close by.

The property is less than a mile from the river, along historic Castle Street and Bridge Street and just over a mile from The Backs.





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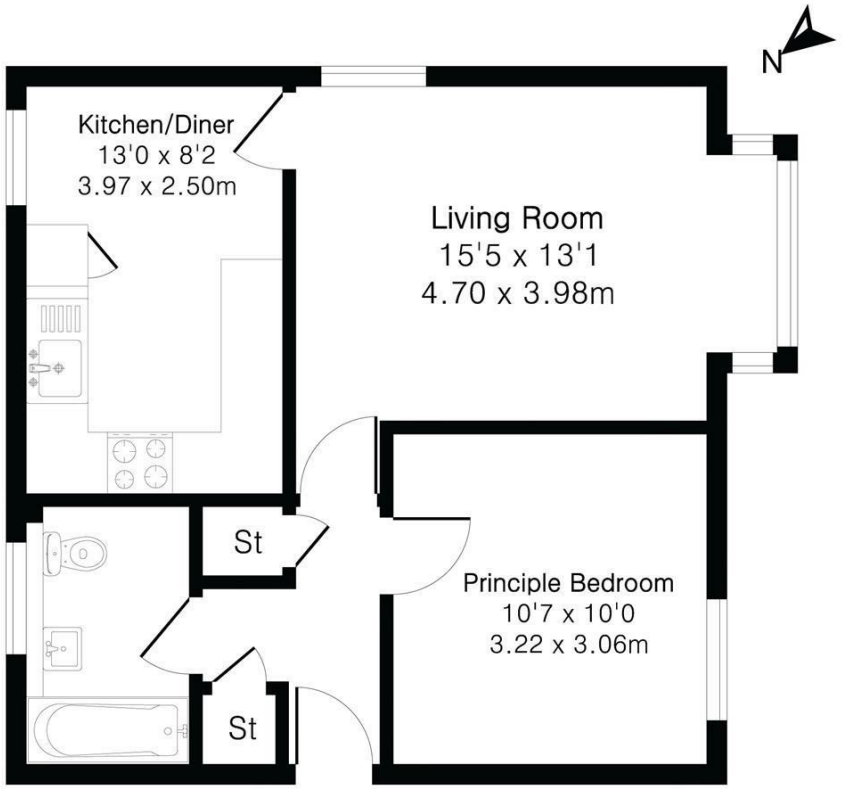
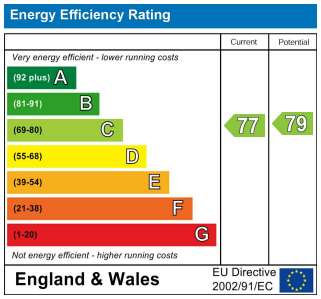
Approximate Gross Internal Area 487 sq ft - 45 sq m





Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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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