

Bush & Co.



24 Gilbert House, Mill Park, Cambridge





Guide Price £415,000 Leasehold

About the Property

This spacious and exquisitely presented apartment enjoys a most convenient position just a short stroll from the mainline railway station, historic city centre and station square with its variety of bars, restaurants, cafes and shops.

The apartment is accessed via a secure, communal entrance with video intercom and provides access to the fourth floor via stairs and lift.

There is a welcoming entrance hall, providing access to all principal rooms as well as offering a utility/laundry cupboard with space and plumbing for a washer dryer. Of particular note is the property's impressive open-plan living/dining/kitchen, which is wonderfully light with dual aspect windows and benefits from access to a private balcony with lovely views over the beautifully kept gardens. The kitchen is fitted with a comprehensive range of wall and base level units in addition to an integrated electric fan oven and induction hob with extractor canopy over. There is space for a fridge freezer.

There are two large double bedrooms, with the principal bedroom being particularly spacious including a dressing area with fitted hanging rails and drawer units.

Completing the accommodation is a contemporary bathroom which comprises a bath with shower over and glass screen, w.c with concealed cistern and inset wash hand basin. There are tiled wall and flooring, a fitted mirror and air extractor fan.

Outside - There are well kept gardens located on the westerly side of the building. Additionally, there is secure residents bicycle storage, only accessible to the apartments, located within the block. There is secure visitors parking for guests available from the estate management company on request.

Tenure - Leasehold

Term - 99 Years from May 2013 - 86 years remain unexpired

Service Charge - £4557 PA

Ground Rent - N/A

Local Authority - Cambridge City Council

Council Tax - Band D

Estimated Rental Income - £1800 PCM

Property Highlights

- Fourth Floor Apartment
- Superbly Presented Throughout
- Sought After Development
- Two Large Double Bedrooms
- Stunning Balcony
- Contemporary Kitchen & Bathroom
- Open Plan Living/Dining/Kitchen
- Short Walk To Railway Station

Further Information

Tenure - Leasehold

Council Tax - Band D

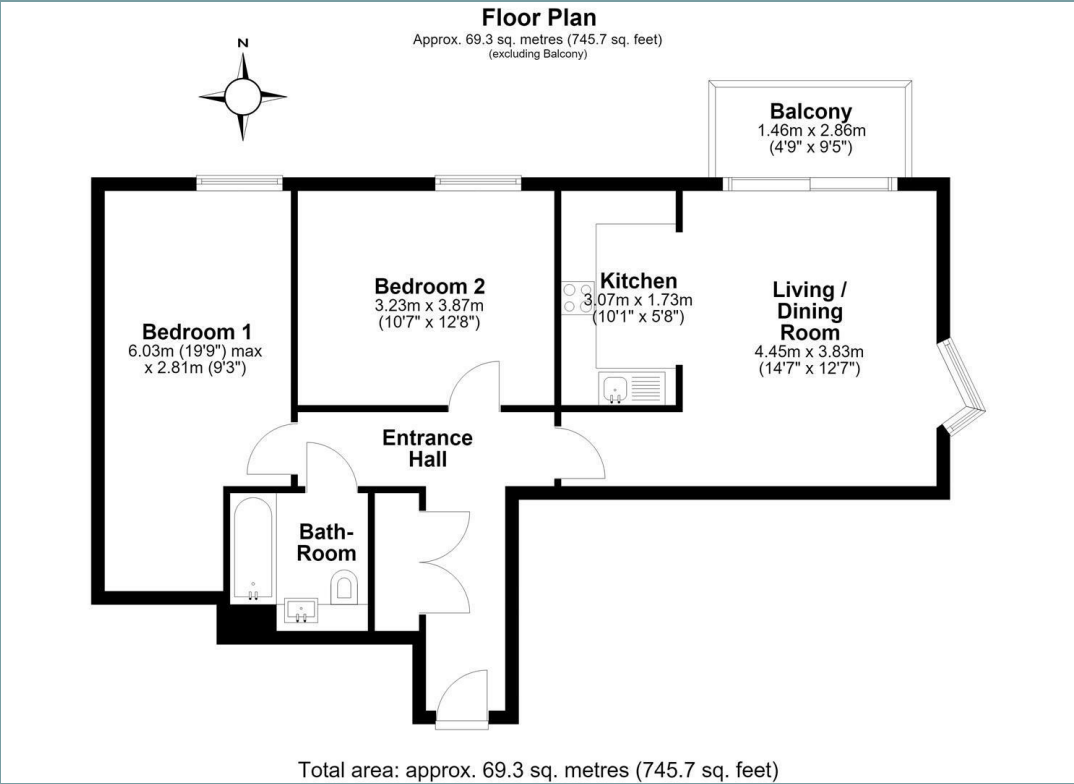
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





24 Gilbert House, Mill Park, Cambridge



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
- Dedicated sales progression
- Bespoke individual marketing
- Social media campaigns
- Premium and featured listing status
- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bush & Co.

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.