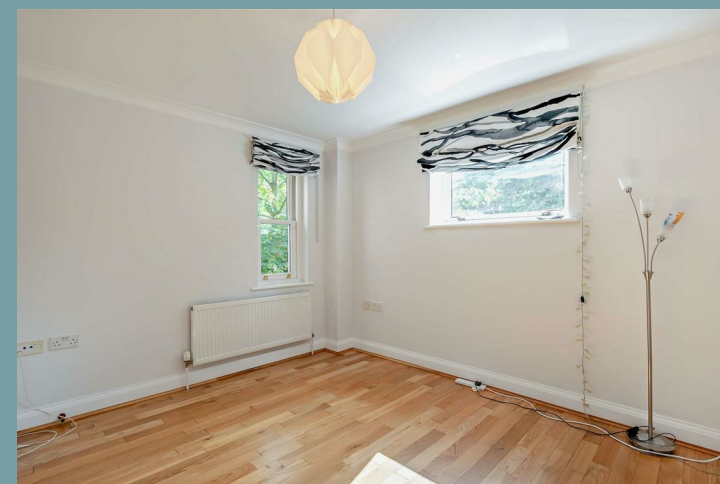


Bush & Co.



6 The Grange, Glebe Road, Cambridge





Guide Price £450,000 Leasehold - Share of Freehold

About the Property

The Grange is a sought after development located in a peaceful, tree-lined setting just off Hills Road, benefitting from secure gated car parking. The location is within walking distance of Addenbrooke's Hospital and the Biomedical Campus, and just one mile from Cambridge Railway Station with fast links to London King's Cross. Nearby amenities include shops, restaurants and the well served leisure park.

The property is a well proportioned first floor apartment offering fine views across the beautifully kept gardens at the back. Updated by the current owner to include oak wood flooring throughout most of the property. Sold with the advantage of no upward chain and benefitting from a share of the freehold.

The central hallway leads to all rooms with the living room and kitchen being at the back, overlooking gardens. The living room offers plenty of space and light and has a door to the modern fitted kitchen, with its range of wall and base units teamed with integrated appliances. The principal bedroom is a large double room with fitted wardrobe and a modern three piece ensuite shower room. Bedroom two is another generous room with fitted wardrobe and there is a stylish three piece bathroom with shower over the bath as well as fully tiled walls and floor.

Outside - The rear communal gardens are superbly kept with lawned areas complemented by mature trees and shrubs. There is an allocated car parking space.

TENURE - Share of freehold

TERM - 100 years remain of the lease

MAINTENANCE CHARGES - TBC

GROUND RENT - TBC

Property Highlights

- Private Gated Development
- Sought After Location
- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Wood Flooring
- Gas Radiator Heating
- Beautifully Kept Gardens
- Car Parking Space
- No Upward Chain

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band E

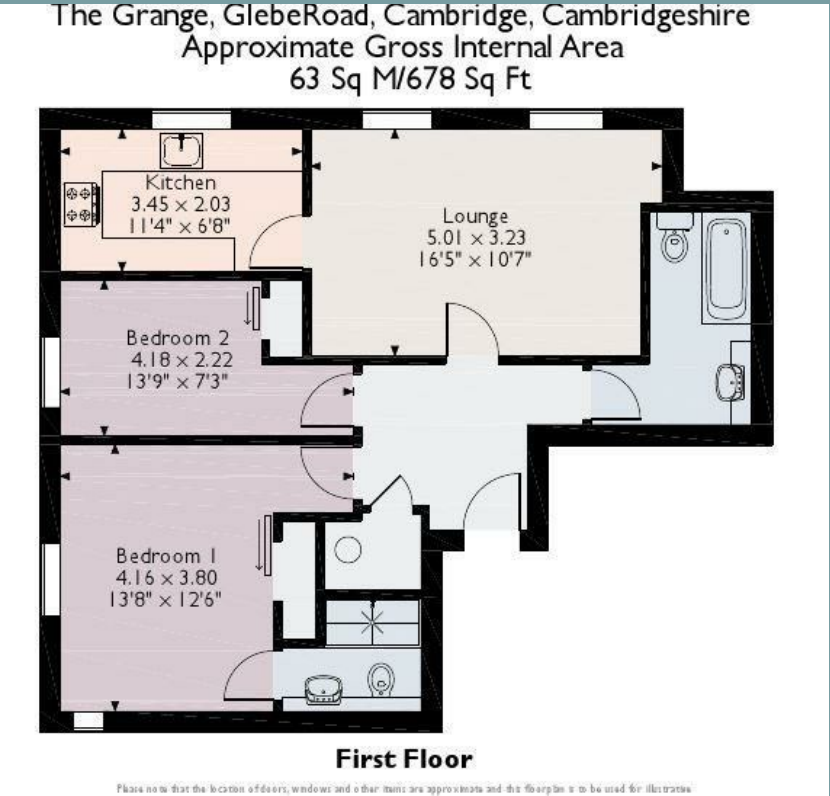
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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- Honest valuations with a true market assessment
- Dedicated sales progression
- Bespoke individual marketing
- Social media campaigns
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- 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	78	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

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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.