

Bush & Co.



22 Cavendish Road, Cambridge



Guide Price £175,000 Leasehold

About the Property

Cavendish Road is a sought after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles.

The property is a purpose built ground floor studio apartment which is sold with the advantage of no upward chain.

The property can be accessed via doors to both the front - from the street, and back - to the car park. There is a well proportioned bed/sitting studio room with window to the front elevation and three useful fitted storage cupboards/wardrobes. Ample room for both bed and living furniture.

The inner hallway has an airing cupboard and leads to both the kitchen and bathroom.

The bathroom has a three piece suite and window to the rear elevation.

The fitted kitchen comprises a range of units and work surfaces and a door leads to the back of the property.

Outside - There is an allocated car parking space within the rear car park as well as communal bicycle and bin stores.

TENURE - Leasehold

TERM - Current lease can be extended to 219 years from completion

MAINTENANCE CHARGES - TBC

GROUND RENT - £30 Per Annum

POSTCODE - CB1 3AF

COUNCIL TAX - Band A

SERVICES - All mains services apart from gas are believed to be connected to the property

LOCAL AUTHORITY - Cambridge

Property Highlights

- Purpose Built Studio Apartment
- Popular Romsey Location
- Ground Floor
- No Upward Chain
- Newly Extended Lease
- Allocated Car Parking Space

Further Information

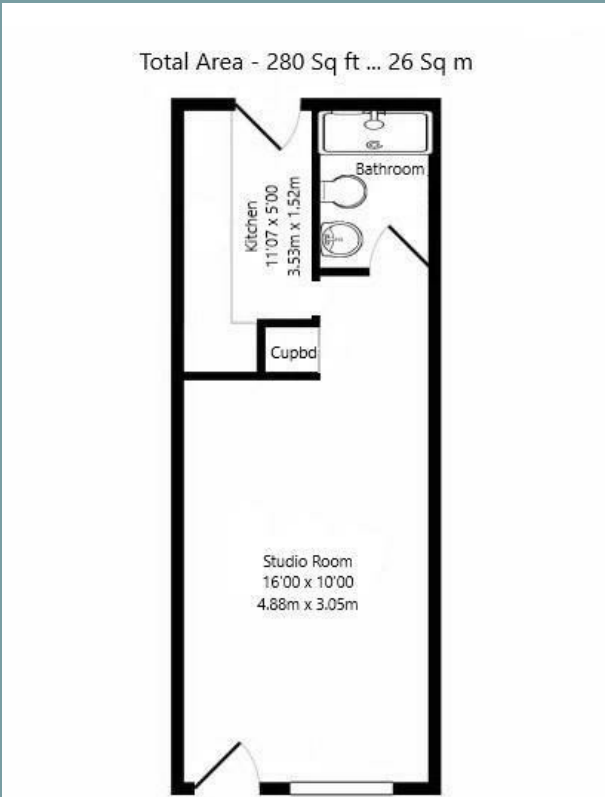
Tenure - Leasehold

Council Tax - Band A

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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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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
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.