

19 CAMBANKS, CAMBRIDGE, CAMBRIDGESHIRE, CB4 1PY

Asking Price £300,000

TYLERS.NET

A light and airy ground floor two double bedroom apartment with spacious accommodation offered in good condition with no upward chain.



### Location

Cambanks is an attractive, low density group of 1960s apartments standing in well-kept communal gardens just off Union Lane, close to Chesterton High Street and offering easy access to the Science Park and Cambridge North Railway station. There is a good range of local shops and other facilities within Chesterton and there are pleasant walking and cycling routes along the river to the city centre and open green spaces.

- Ground Floor Apartment
- Two Double Bedrooms
- Living Room
- Kitchen/Diner
- Bathroom
- Gas Central Heating
- Communal Gardens
- No Chain

### Entrance Hall

With storage cupboard housing the fuse box. Door to:-

### Living Room

Which is a great space for entertaining with large double glazed window to rear aspect overlooking the communal grounds letting lots of natural light in. Two radiators. Telephone and Cable points. Security entry phone system. Doors to:-

### Kitchen/Diner

Comprising of a one and a half bowl stainless steel sink unit in front of double glazed window to front aspect. Plumbing for washing machine and dishwasher. A range of top and base units with roll top work surfaces over. Electric cooker. Electric hob. Electric extractor fan. Built in storage cupboard housing the recently installed gas boiler.

### Inner Hallway

Doors to:-

### Bedroom 1

Double glazed window to rear aspect. Radiator. Built in wardrobes and storage.

### Bedroom 2

Double glazed window to front aspect. Radiator. Built in wardrobes, vanity and storage.

### Bathroom

Comprising of a close coupled W.C. Pedestal wash hand basin. Panelled bath with electric shower over. Opaque double glazed window to side aspect. Heated towel rail.

### Outside

There are well kept communal gardens laid mainly to lawn with mature trees, shrubs and borders. Some off road parking is available on a first come - first serve basis.

### Agents Notes

TENURE:- Leasehold for a term of 999 years from 19 June 1963 - peppercorn ground rent. Freehold owned by Cambanks Residents Association - owned jointly by the flat owners. Block managing agent: St Andrew's Bureau. Current service charge is around £2000 per annum. However, the residence along with the management company have agreed that a slush fund is needed for future roof repairs and this will be at an additional £2000 per annum whilst the reserves are being built up.

COUNCIL TAX:- Band "C" - Cambridge City Council

SERVICES:- Mains Gas. Mains Electricity. Mains Water.



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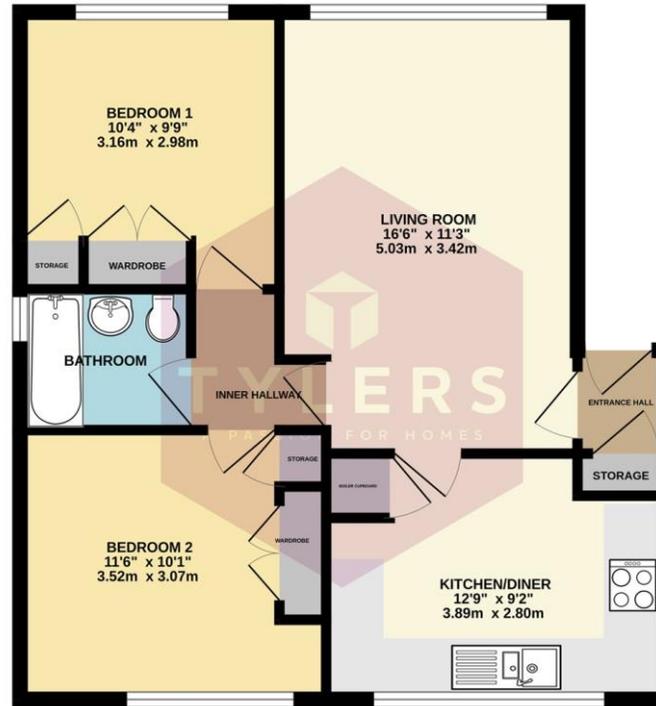
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GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
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