

Bush & Co.



6 Gilbert House, Mill Park, Cambridge





Guide Price £425,000 Leasehold

About the Property

Gilbert house is a modern residential apartment block forming part of the acclaimed CB1 development in this vibrant new city quarter which is packed with an ever growing selection of shops, supermarkets, restaurants, bars and coffee shops. Station square, with the mainline railway station, is just a stones throw away with a fast train to London King's Cross taking around 50 minutes. The historic city centre is located less than 1 mile away and the Addenbrookes hospital biomedical campus just over 1 mile.

The property is a fourth floor apartment having lift access with superb city and communal garden views, which is sold with the advantage of no upward chain.

The hallway has a secure video intercom entry phone, a cupboard for coats and shoes etc and a large utility cupboard which houses plumbing for a washing machine as well as the heat exchange unit, air extraction unit and further storage.

There are two particularly generous double bedrooms and a well appointed three piece bathroom featuring tiled walls and flooring.

The open plan living/dining/kitchen enjoys stunning views over the city and well kept gardens with a balcony providing space for a table and chairs. The room is flooded with natural light courtesy of the westerly orientation.

The superb fitted kitchen area includes a range of wall and base units with integrated electric oven, hob and extractor canopy.

Note: There is no allocated parking but visitor parking can be requested on a short term basis.

TENURE - Leasehold

TERM - 86 Years Remaining

MAINTENANCE CHARGES - £440.20 PCM Including Buildings Insurance, Heating & Hot Water

GROUND RENT - N/A

COUNCIL TAX - Band D

Property Highlights

- Fourth Floor Apartment
- Sought After Central Location
- Moments Walk To Railway Station
- Two Large Double Bedrooms
- Balcony With Fine City Views
- Open Plan Living Space
- Radiator Heating
- No Upward Chain

Further Information

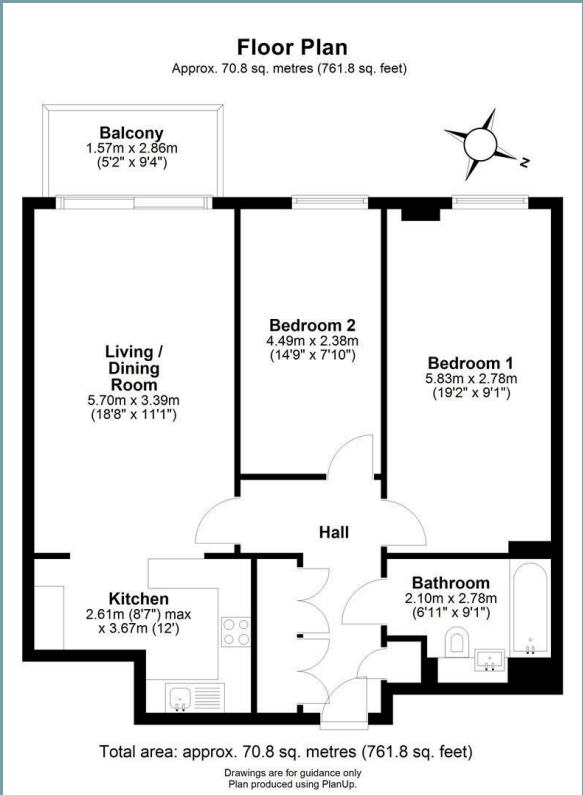
Tenure - Leasehold

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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

Exceptional service in Cambridge and the surrounding villages

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- Dedicated sales progression
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- Professional photography and media tours

Contact us for a free valuation of your property

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