

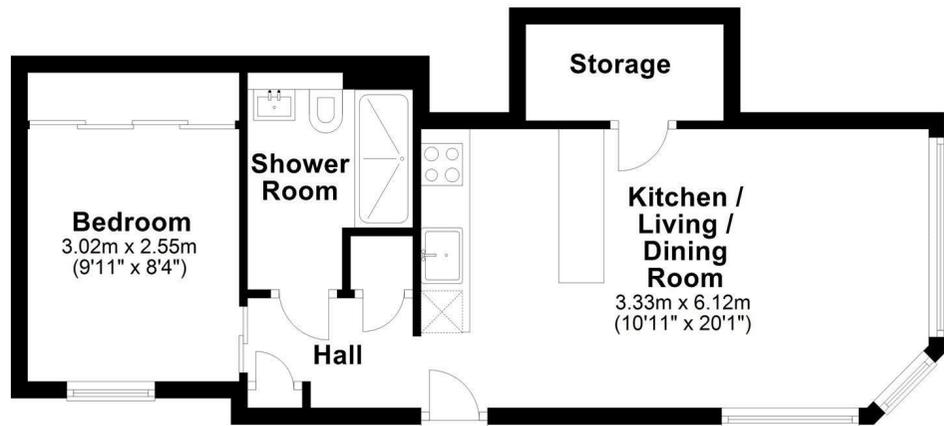


19 Montreal Road, Cambridge, CB1 3NP
Guide price £325,000



Floor Plan

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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			
England & Wales		EU Directive 2002/91/EC	
		78	78

- A high quality, 1 bedroom city apartment with a private entrance, located off Mill Road and with easy access to Addenbrookes and the Station. Also benefitting from no onward chain.
- A modest and well presented lock-up and leave or rental investment.
- On street parking with no permit required

The attractive modern Victorian-style property is beautifully appointed and in excellent condition. The accommodation is perfect for professionals or would make a fabulous lock-up and leave or rental investment.

There is a fantastic open-plan living room with large, wrap-around, windows to the front, and a large storage cupboard. The kitchen area is excellent with integrated appliances a breakfast bar and quartz worktops. The hallway has two storage cupboards and the bedroom has wall-to-wall fitted wardrobes. The luxury shower room is well-equipped with full wall and floor tiling and a large walk-in shower, and a towel rail.

There is double glazing and underfloor heating.

There is a small garden at the front of the property.

What3words: ///sand.baked.transit

- Ground Rent: Fixed at £250 per annum (no review period or increases)
- Service Charge: Montreal Mews is a small, locally well-managed leasehold development offering a more personal alternative to large corporate-managed blocks. As an exclusive collection of just seventeen apartments, it benefits from greater resident control, lower management costs through tailored service, and a stronger sense of community. 2026 annual charge: £1,021.93
Council Tax: Band B

118 years remaining on the lease
Ground rent: £250 per annum
Service charge: £1,021.93 per annum



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.