

- Leading Independent Agents
- 20 Years Experience in Cambridge
- Professional and Personal Service from the perspective that matters.....Yours!



## Flat 17 Laburnum House

The Beeches, Woodhead Drive, Cambridge, CB4 1FY  
Offers Around £195,000

Attractive and well presented 1 bedroom flat on the 2nd floor of Laburnum House, a small block of modern flats. Conveniently located in quiet residential area but within easy reach of all amenities /shops etc. Milton Road, guided bus service, and Cambridge North mainline train station are walking distance away, and the flat is not far from Cambridge city centre. Road links directly onto A14 and thus M11. Stanstead Airport is approximately 30 mins drive away.

The flat is in good decorative order, with replacement double glazed windows, renewed carpets, and a recently updated bathroom. Heating is electric with thermostatically controlled radiators. Entryphone system, loft storage, and allocated off road parking space. Leasehold with a long lease. Maintained exterior common area laid to grass.

#### Detailed description:

Entrance hallway with entry phone and 2 x large storage cupboards. Hatch for loft access. Carpeted.

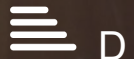
Large reception room with views/French doors to Juliette balcony. Carpeted.

Fitted kitchen with white units/storage cupboards and built in electric oven/hob. Space/plumbing for washer/drier and space for fridge. Large enough to fit small breakfast table/chairs. Vinyl flooring. Window.

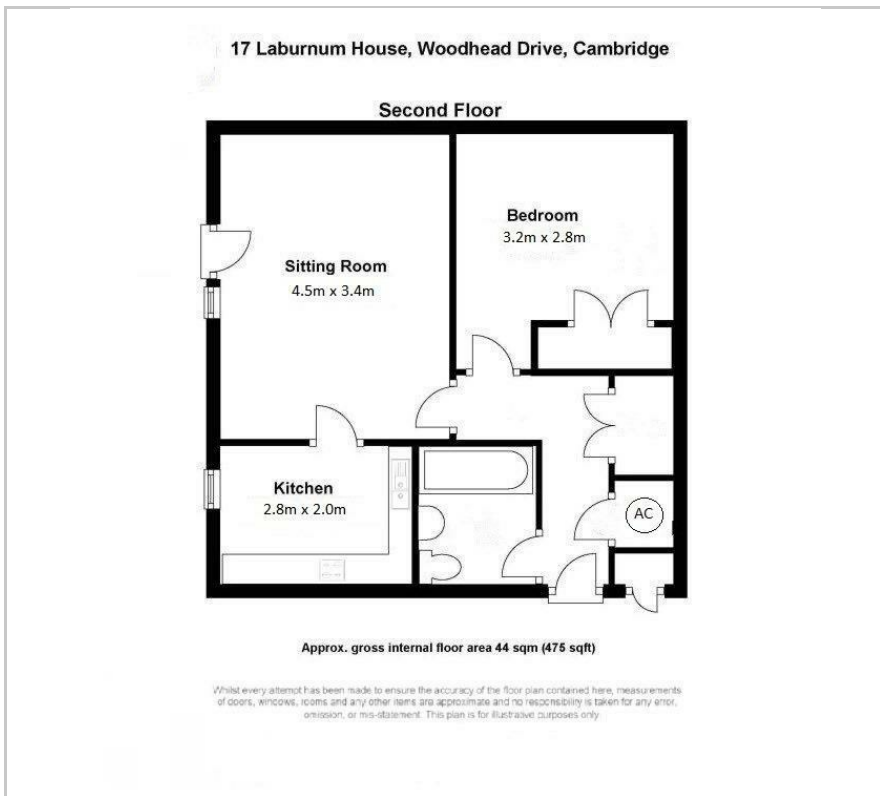
Double bedroom with large fitted wardrobe and 2 Velux windows. Carpeted.

## Viewing

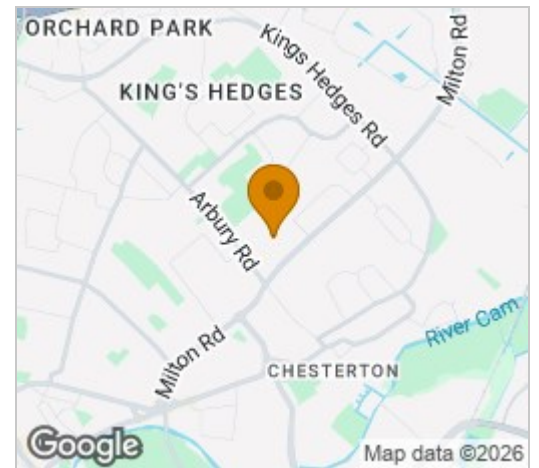
Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



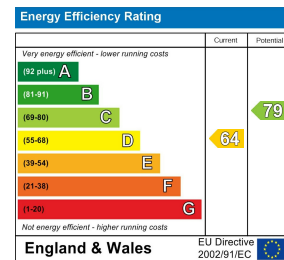
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.