



12 St. Bedes Gardens
Cambridge, CB1 3UF

Offers over £260,000



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- Allocated parking
- Refitted kitchen and shower room
- 501 sqft / 46 sqm
- Views over nearby allotments

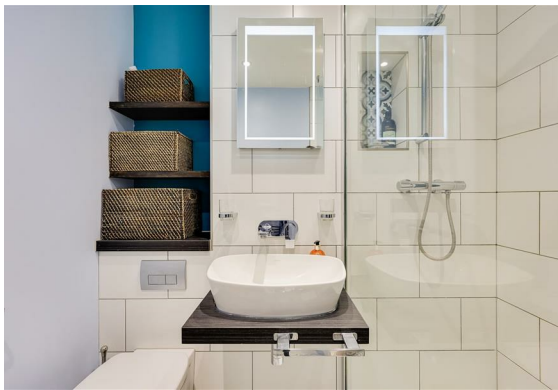
A much improved first-floor maisonette with no ground rent or service charge, enjoying a peaceful cul-de-sac position close to the City Centre, a stone's throw from Cherry Hinton Brook and allotments.

This delightful maisonette has served as a home for over 23 years and has been exceptionally well cared for. Additions to the property include a refitted shower room, built-in wardrobes, updated flooring and a new kitchen, installed in 2023.

The entrance provides space for coats and footwear with stairs leading to the first-floor. The living/dining room benefits from a south-east aspect and has a useful overstairs storage cupboard. The kitchen has a contemporary range of units with integrated appliances and is sympathetically finished with a Butler sink, solid oak worktops and tiled splashbacks.

The double bedroom has a built-in sliding wardrobe, the landing provides access to a loft with a pull-down ladder. The shower room has been fitted with a stylish white suite, complemented by attractive tiling, inset spotlights and an illuminated mirror wall cabinet.

Outside the front of the property has an allocated parking space. There is a useful store adjacent to the entrance.





There are 145 years left on the lease with a peppercorn ground rent . There is no service charge.

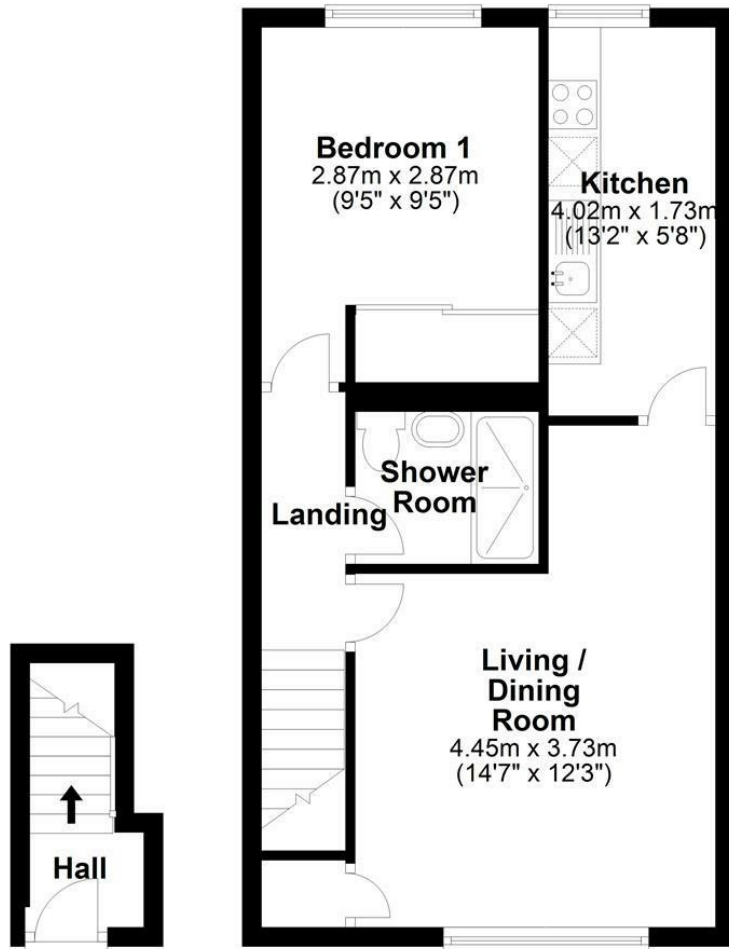
St Bede's Gardens is a small cul-de-sac located off Cherry Hinton Road. It is exceptionally well located for access into Addenbrooke's campus & Arm Headquarters. There is also excellent access to Cambridge railway station, less than a 10 minute drive or cycle ride away.

There are various amenities nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli. newsagents and Balzano's deli. Cherry Hinton Hall Park is only a few minutes' walk and offers a playground, paddling pool & a duck pond.

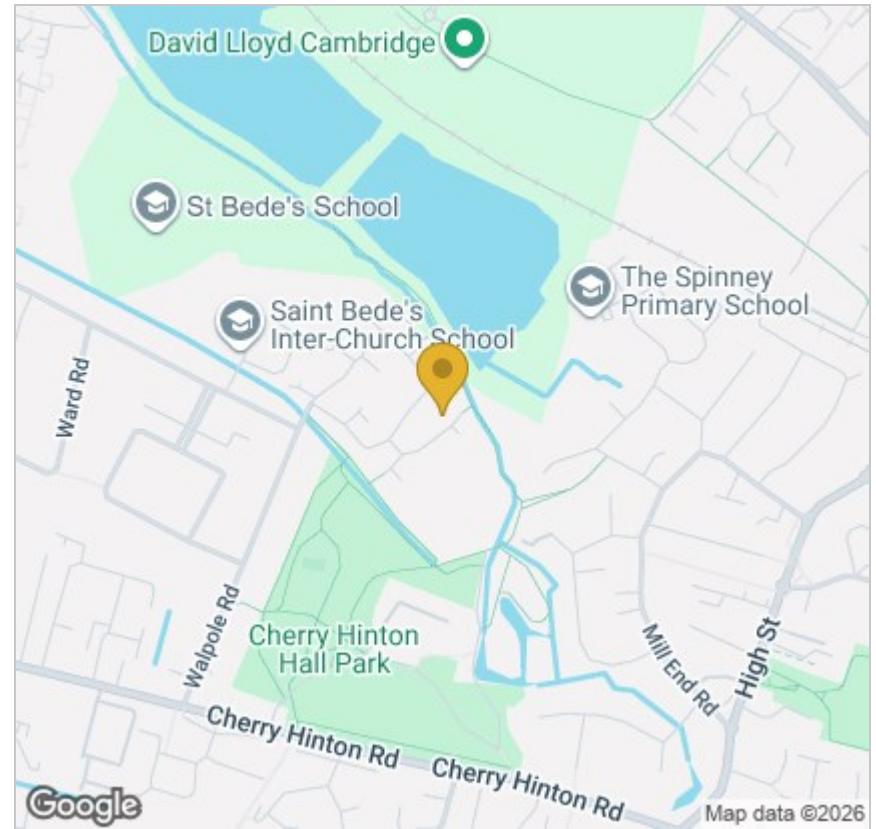


Floor Plan

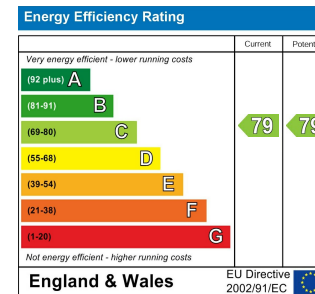
Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 46.6 sq. metres (501.3 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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