



Bush & Co.



1A Carlyle Road, Cambridge, CB4 3DN

Guide Price £315,000 Leasehold - Share of Freehold



Carlyle Road is beautifully situated off Chesterton Road, just moments from the River Cam, Jesus Green and the historic City Centre.

The property is a purpose built duplex maisonette with stylish accommodation on the ground floor and basement levels. The property benefits from double glazing, gas radiator heating and a small private courtyard. Sold with the advantage of no upward chain and a share of the freehold interest.

The entrance hall is on the ground floor, off Carlyle Road, and has a spiral staircase leading down to the lower ground floor level. There is a built in storage cupboard and doors to both bedrooms. Bedroom one is a double room featuring dual aspect windows, a built in cupboard and wardrobe. Bedroom two is a single room with dual aspect windows.

The lower ground floor has a hallway leading to the large three piece modern shower room which has tiled flooring and part tiled walls as well as a cupboard which houses the washing machine. The sitting room has double doors out to a small paved courtyard, with ample space for a table and chairs.

The kitchen leads off the sitting room and comprises a range of wall and base units and work surfaces housing a stainless steel sink and drainer, integrated electric oven and gas hob with extractor over. There is a wall mounted gas fired boiler.

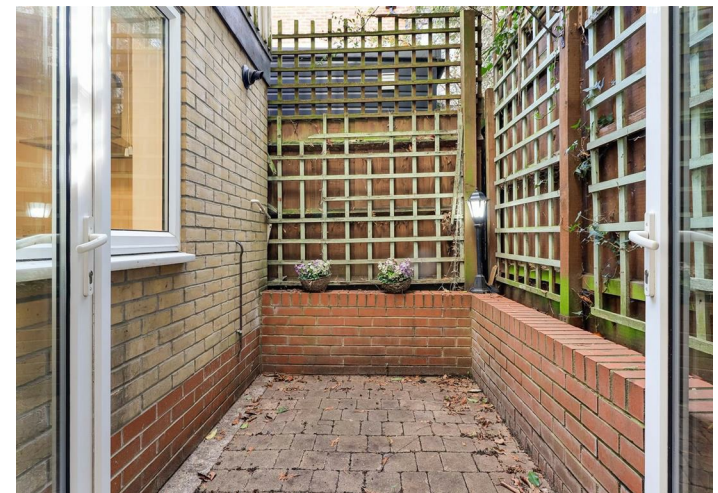
TENURE - Leasehold with a share of the freehold

TERM - 999 years from January 2006 with 979 years remaining

MAINTENANCE CHARGES - Shared with the neighbouring property

GROUND RENT - Peppercorn

COUNCIL TAX - Band C



Exceptional service in Cambridge and the surrounding villages

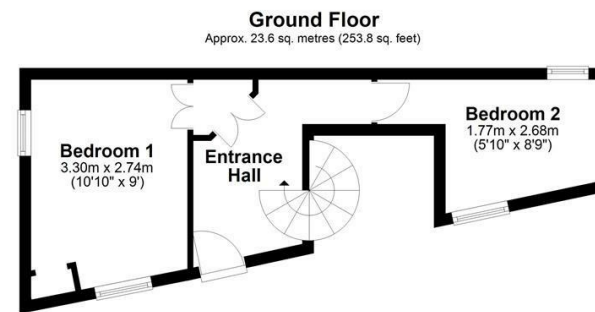
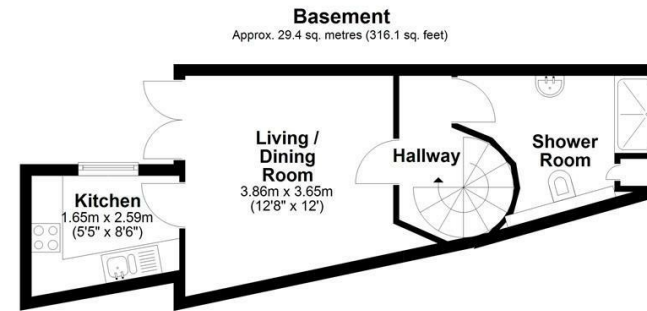
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Total area: approx. 52.9 sq. metres (569.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
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