

GRAY TOYNBEE

Flat 7, Poynters Lodge, Chesterton Road,
Cambridge, CB4 1JB

Guide price £239,950 Share of Freehold

1 1 1 C

Poynters Lodge
Chesterton Road

Cambridge, CB4 1JB

- No chain
- Share of Freehold
- Parking
- EPC rating C







A ground-floor south-facing apartment, in a popular development, with parking, communal gardens, and a share of freehold, a 10-minute walk to the river with the town centre just beyond.

Offered with no chain, this well-planned apartment is perfect for a first-time buyer and someone wanting to be in a particularly convenient location within walking distance of the City, River, and all that Chesterton has to offer, and easy reach of Cambridge North Station.

There is a secure communal hallway with an intercom and access to the property, which offers a hallway and a living/dining room with southerly views to the rear of the block. The kitchen is fitted and includes an oven, hob, and extractor, plus space for appliances. The bedroom also faces the rear of the block. The bathroom has an electric shower over the bath, basin, and WC.









The heating is electric and benefits from an Economy 7 tariff; the windows are double-glazed. Water is included in the service charge.

Outside, there is a residents' car park, secure bike and bin storage, and communal gardens.

What3words: ///ballots.usage.cook

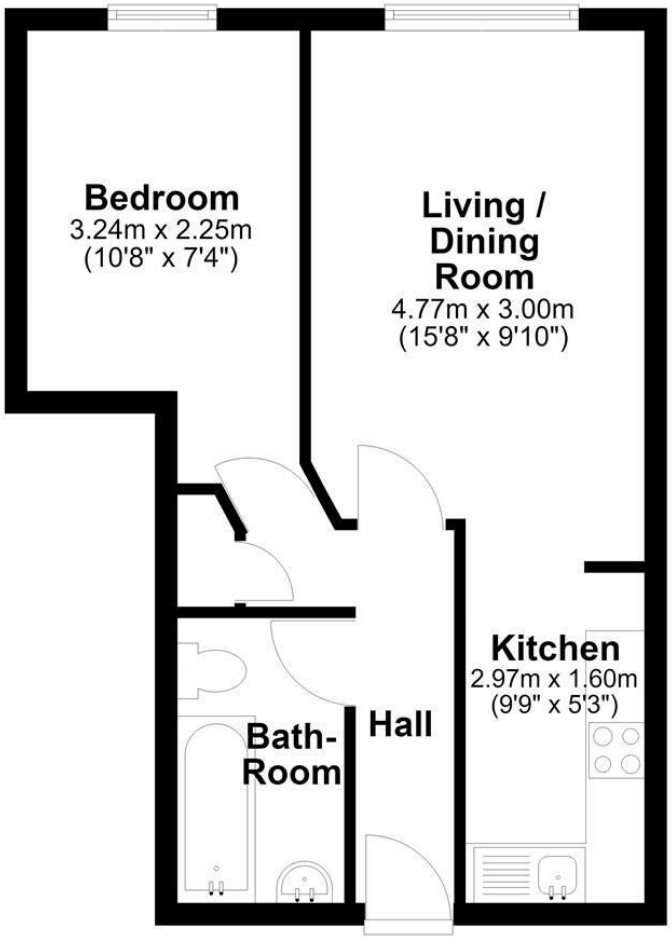




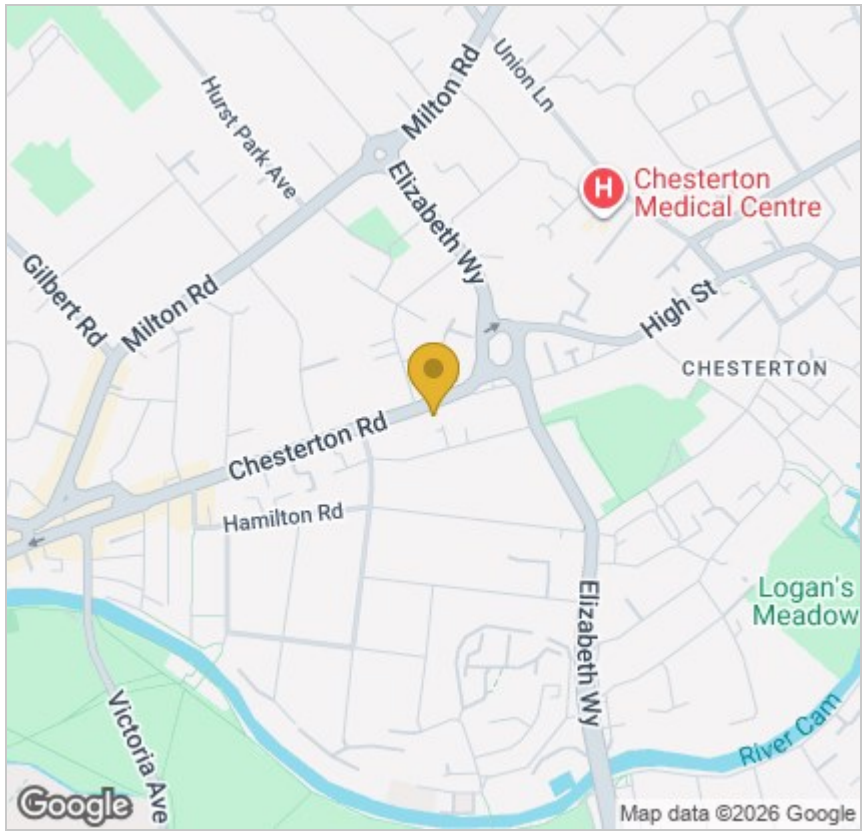
GRAY TOYNBEE

Floor Plan

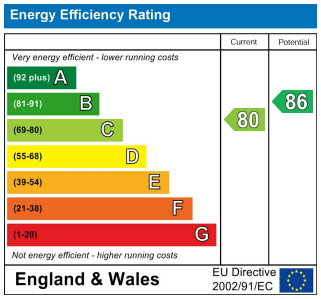
Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 37.0 sq. metres (398.1 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold. 960 years remaining. No ground rent. Service charge £1500 p.a, including water.
Council tax band: B

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com