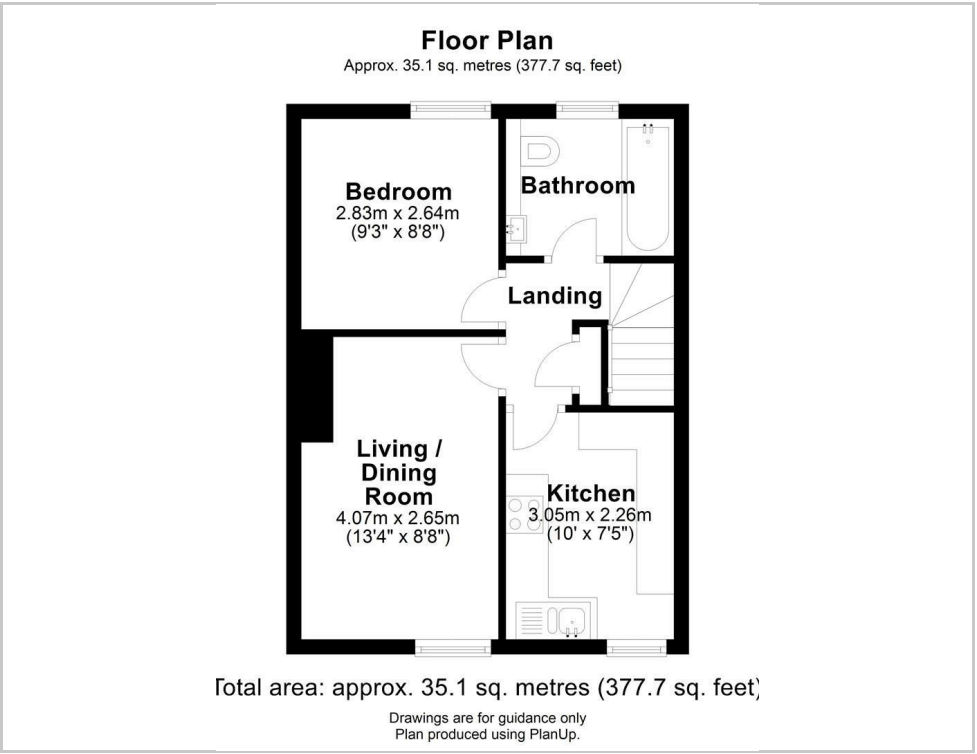


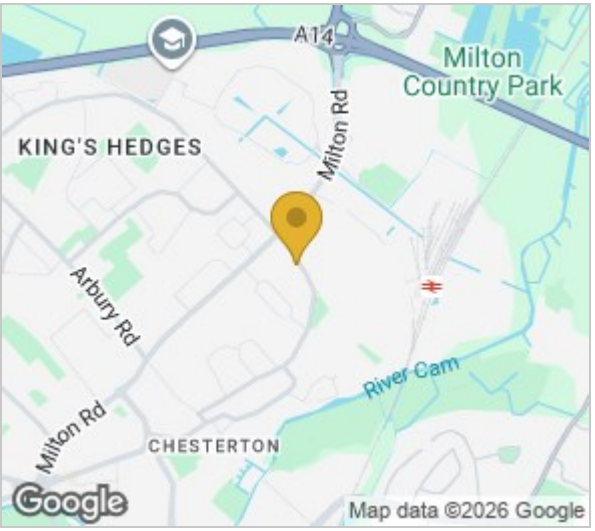

37A Green End Road, Cambridge, CB4 1RU

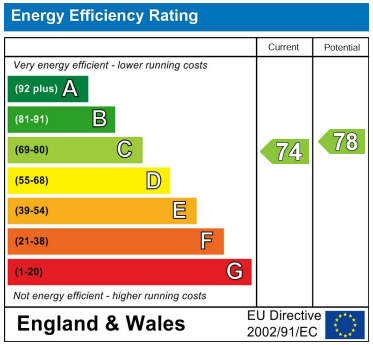
Guide price £220,000

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# Floor Plan




# Accommodation

- Close to Cambridge North Station
- Perfect for FTB or investment
- No service charge or ground rent
- Leasehold with share of the freehold
- Minutes to the Science and Business Park

A one-bedroom first-floor flat in a converted house, conveniently located in the northern part of the city, an ideal choice for first-time buyers or investors. The property has recently been re decorated and benefits from no service charge or ground rent due to the 'share of freehold' nature.

The property features a fully equipped modern kitchen with ample worktop space, an electric hob and oven, a window overlooking the front, and generous cupboard storage.

The double bedroom offers plenty of space and natural light through a rear facing window. The bathroom includes a tiled floor, a shower over the bath, a heated towel rail, a W/C, and ample cupboard storage for essentials.

The hallway and living room are carpeted throughout, providing space for dining and living. The loft is fully accessible and has partially boarded storage space.

This flat benefits from double glazing and gas central heating. There is no parking available at the property, but on street parking is available. This leasehold property is being sold with a share of freehold and the new owner should be open to a discussion with the joint freeholder with regard to forming a management company to manage the freehold.

Green End Road is conveniently situated for access to the Science Park, Cambridge North train station, and the City Centre, with local amenities also nearby.

What3Words: ///fortunate.shaped.beast









Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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

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

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