GRAY TOYNBEE

129 High Street, Chesterton, Cambridge, CB4 1NL

Guide price £190,000

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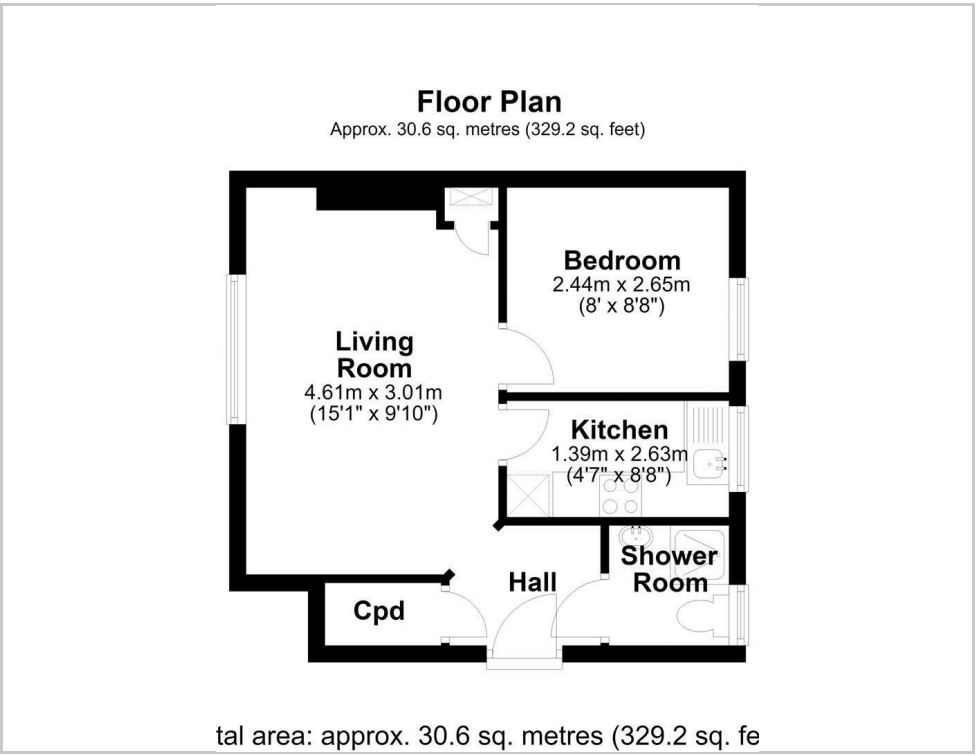

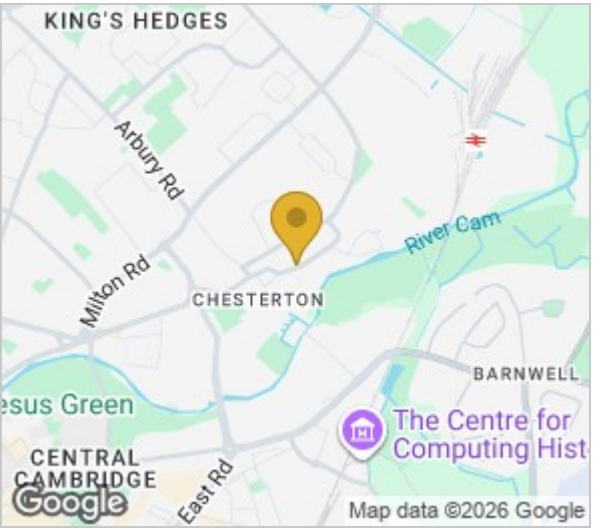

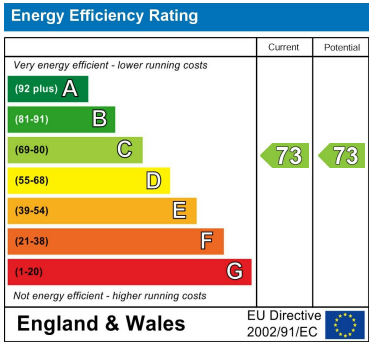

- Ground Floor
- Private Parking
- Scope for Modernisation
- Excellent Location

A ground floor one-bedroom flat, comprising 330 sq ft, quietly tucked away from the High Street and benefiting from off-street parking and no onward chain.

Accessed via secure entry, the entrance leads directly to the bathroom, which is fitted with a shower unit, WC and basin. There is also a useful storage cupboard.

The living space is well proportioned and enjoys a window overlooking the communal gardens. Off the living area is the kitchen, fitted with a range of high and low level cupboards, an integrated gas hob and oven, kitchen sink and washing machine connection. The bedroom is a reasonable size and also benefits from a window, allowing for natural light.

Overall, the property offers scope for cosmetic improvement, but given its fantastic location close to the city centre, the River Cam and the amenities of Chesterton, it presents a great opportunity for first-time buyers and investors alike.

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The property is leasehold with approximately 99 years remaining on the lease.

The ground rent is £10 per annum and the service charge is £360 per annum.

The property falls within Council Tax Band B and is payable to Cambridge City Council.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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