Bush & Co.



49 Alpha Road, Cambridge

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Asking Price £285,000 Leasehold

About the Property

Alpha Road – Charming One-Bedroom Victorian Conversion with Garden Access

A delightful one-bedroom Victorian conversion, ideally situated on Alpha Road, just a five-minute walk from the popular open spaces of Jesus Green and Jesus Green Lido. This charming and well-presented home offers a wonderful blend of period character, comfort and practicality, making it an ideal first-time purchase or investment opportunity.

The property enjoys a particularly peaceful setting, creating a cosy and welcoming retreat from the bustle of everyday life.

The living room is full of character, featuring an attractive Edwardian-style fireplace surround and French doors opening directly onto a beautiful communal garden. Well maintained, with the lawn regularly cut and the garden rarely busy, this is a wonderful space to enjoy a morning coffee, relax in the sunshine or unwind at the end of the day. The property benefits from a friendly and considerate community within Rothsay House, adding to the welcoming feel of the development.

Character and comfort
The flat retains a lovely sense of Victorian charm while offering practical features for modern living. The peaceful surroundings, combined with the garden outlook and access, create a particularly appealing home. With minimal street lighting nearby, the setting also offers the occasional opportunity to enjoy a beautifully clear night sky.

Further benefits include:
One-bedroom Victorian conversion
Direct access to a well-maintained communal garden via French doors
Attractive Edwardian-style fireplace surround
Double glazed windows
Recently serviced boiler
Wooden flooring
Recently installed Bosch electric hob
Freshly refurbished with Farrow & Ball paint
Secure bicycle storage
Pet-friendly, subject to pets not causing disturbance to other residents

Residents' parking permit available for the Castle East zone, currently approximately £80 per annum through the local council

Location
Alpha Road is ideally positioned for enjoying some of Cambridge's most popular outdoor spaces, with Jesus Green and Jesus Green Lido just a five-minute walk away. The property also offers convenient access to the city centre and the many amenities Cambridge has to offer. A charming and peaceful home in a highly desirable Cambridge location, offering period character, a lovely garden setting and a welcoming community.

Vendor advises the following:
Ground Rent - £50 Per Year
Service Charge - £120 Per Month
Lease: 163 Years Remaining

Property Highlights

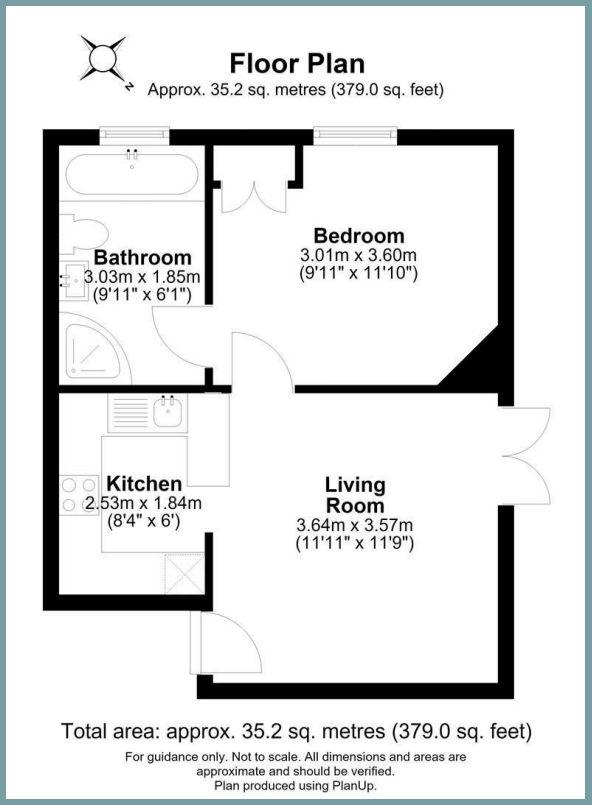
- Ground Floor
- Residents Permit Parking
- Council Tax Band A
- Low Ground Rent And Service Charge
- Pets Welcome
- Double Glazed Windows

Further Information

Tenure - Leasehold
Council Tax - Band A
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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Exceptional service in Cambridge and the surrounding villages

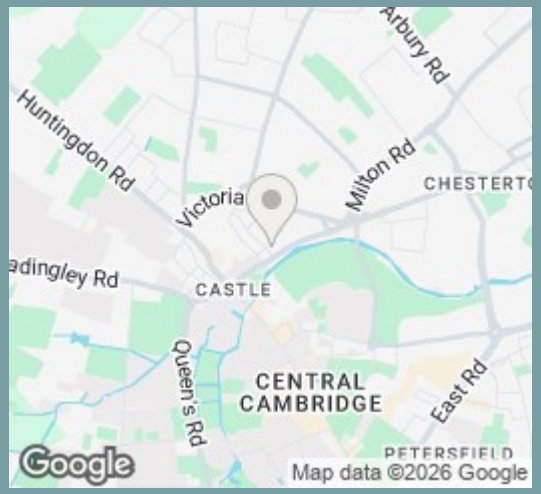
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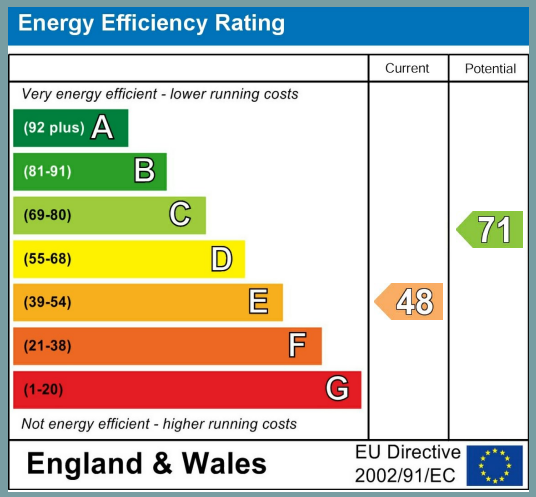
- Honest valuations with a true market assessment
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- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.