

GRAY TOYNBEE

Flat 6, Old Police Station, Bell Road

Bottisham, CB25 9GX

Guide price £240,000

2 1 1 B

Flat 6, Old Police Station

Cambridge, CB25 9GX

- Ground floor apartment
- Two allocated parking space
- Popular village location
- Annual service charge: £1,225
- Lease length: 993 years
- No ground rent

A modern and well presented two bedroom ground floor apartment, with two private parking spaces, located in the very popular village of Bottisham.

The apartment, which is over 510sqft, has been stylishly finished to provide for modern, contemporary living with sleek finishes and grey tones throughout. The open plan kitchen and living area is an excellent space, benefitting from a dual aspect allowing in loads of natural light. The kitchen consists of contemporary handleless cabinetry with integrated appliances including a fridge, freezer, electric hob, single oven and washer drier. The living area is a good space and overlooks the front of the development.















At the rear of the property there are two bedrooms. The primary bedroom is a good sized double room, and the second bedroom a smaller double. The bathroom continues the contemporary theme with large wall tiling, bath, shower over the bath, basin, wc and heated towel rail.

Externally the development is very well maintained and there are two allocated parking spaces as well as visitor spaces. There are 4 years remaining on the NHBC warranty and the EPC rating is B.

The property would be well suited for either a first time buyer or an investor. The current tenants pay £1,275pcm, offering an attractive +6% yield. There is no ground rent and the service charge is £1,225p/a. The council tax banding is B.

The village of Bottisham is well located between Cambridge and Newmarket, offering easy access to both. There is a local cafe, post office and shop and pub.

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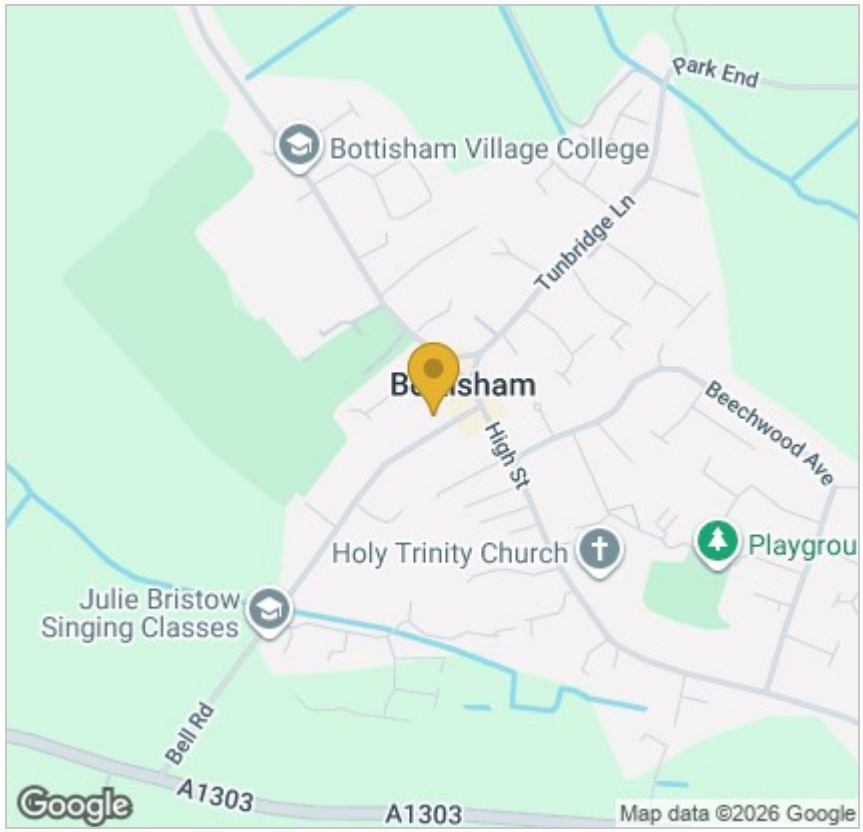
Floor Plan

Approx. 47.4 sq. metres (510.0 sq. feet)

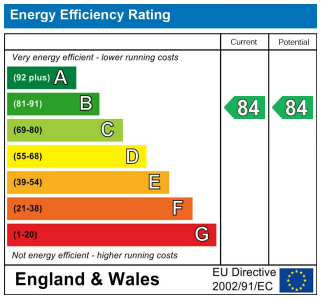


Total area: approx. 47.4 sq. metres (510.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Service Charge: £1,225p/a
Ground rent: £0
Council tax band: B

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