

Bush & Co.



Adam & Eve Court Adam & Eve Street





Guide Price £265,000 Leasehold

About the Property

7 Adam & Eve Court is a first-floor apartment situated in the popular Kite area of central Cambridge. The property offers well-proportioned accommodation comprising an entrance hall, sitting/dining room, fitted kitchen, double bedroom and bathroom. Further benefits include gas-fired central heating, double-glazed windows and secure allocated undercroft parking. The property is offered with a long lease and peppercorn ground rent.

Location

Located in the sought-after Kite area of central Cambridge, 7 Adam and Eve Court is conveniently positioned within walking distance of a range of shops and local amenities, Anglia Ruskin University and Cambridge railway station.

Accommodation

Accessed via stairs to the first floor and a shared walkway, the property opens into an entrance hall with radiator.

The sitting/dining room features a double-glazed window to the front elevation and radiator, providing a comfortable space for both relaxing and dining.

The fitted kitchen comprises a sink unit, a range of wall and base units, gas hob, electric oven and tiled surrounds. There is also a cupboard housing the gas-fired boiler, which serves the hot water and central heating, together with space for a fridge and plumbing for a washing machine. The current fridge and washing machine may be included in the sale.

The double bedroom benefits from built-in wardrobes and a radiator.

The bathroom is fitted with a panelled bath with shower over, hand basin, WC, tiled surrounds, extractor fan and radiator.

Outside

The property benefits from well-maintained communal gardens and an allocated secure undercroft parking space, accessed via secure gates.

Tenure

Leasehold, with an original lease term of 999 years and approximately 997 years remaining. Peppercorn ground rent. Service charges to be confirmed.

Services

Mains water, drainage, gas and electricity.

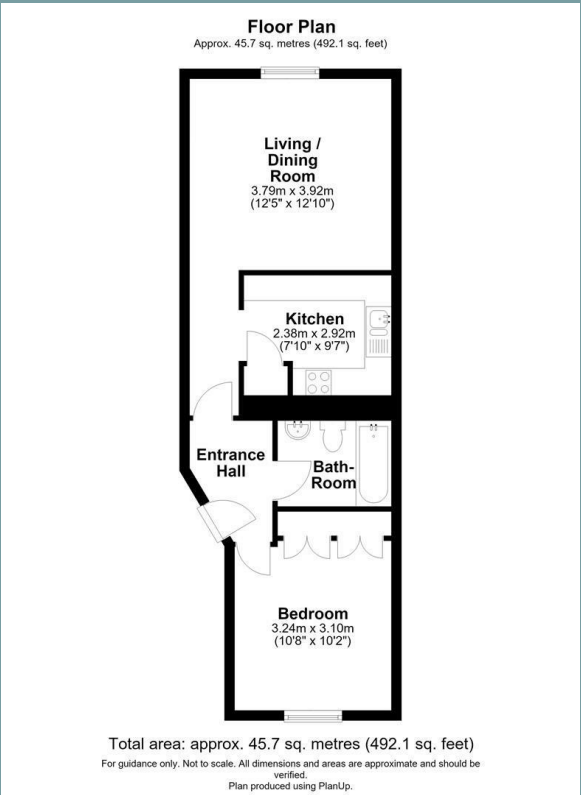
Property Highlights

- Spacious First Floor Apartment
- Double Bedroom
- Located in the Kite area of the city
- Allocated Undercroft Parking
- Walking Distance To Train Station
- Maintained Communal Gardens
- No Chain

Further Information

Tenure - Leasehold
Council Tax - Band C
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		EU Directive 2002/91/EC

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