

GRAY TOYNBEE

55 Gladeside

Cambridge, CB4 1EL

Guide price £280,000

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- No chain
- EPC rating C
- En-suite
- Parking

A ground-floor, 2-bedroom apartment with an en-suite, private parking, and no chain.

Situated within easy cycling distance of the Science Park and Cambridge North, this modern apartment is well laid out and in good condition.

There is a good-sized living room with a Juliette balcony and wood effect flooring. The kitchen is well appointed with cupboards and appliances that include a dishwasher, washing machine, fridge freezer, oven, hob, and extractor, and a tiled floor. There is a hallway with built-in storage and an entry phone system.

There are two good-sized bedrooms; the main room has an en-suite shower room and WC. The main bathroom includes a shower over the bath, basin and WC, and wall and floor tiling.

The apartment has double glazing and gas central heating.

Outside there is a secure bike store, bin store, and an allocated parking space conveniently















located at the front of the property.

What3words: ///mice.nearly.slows

Leasehold: 125 years from 2010. Ground rent £275 p.a. Service charge: £1600p.a.

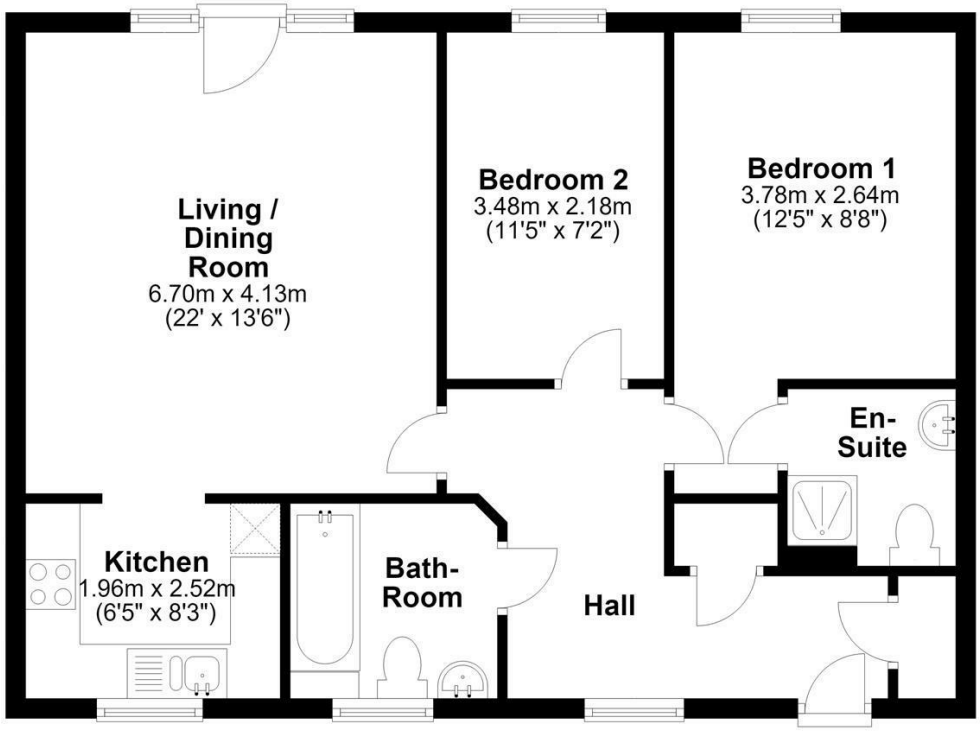




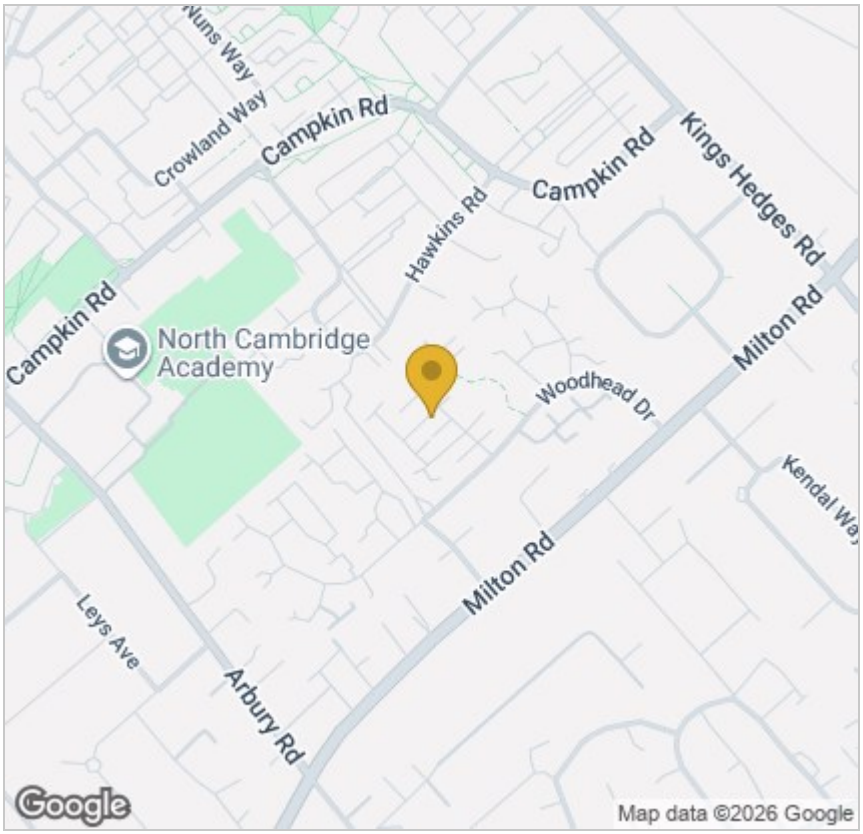
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Floor Plan

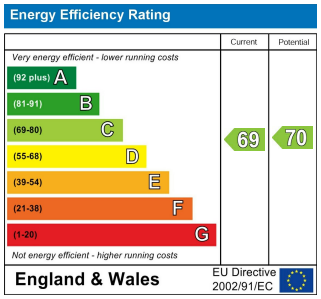
Approx. 62.7 sq. metres (675.2 sq. feet)
(excluding unnamed room)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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

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