GRAY TOYNBEE



6 Bliss Way

Cambridge, CB1 9YE

Guide price £240,000

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- 2 bed, 1 bath, 1 recep
- Good energy efficiency (C/73)
- 1.5 miles from Addenbrooke's and 0.9 miles from Arm Ltd
- Leasehold (96 years remaining)
- Set in well tended communal grounds
- Parking and secure bike storage

A ground floor apartment of 636 sqft / 59 sqm, with residents parking and a useful secure bike store, moments from Cherry Hinton's High Street and less than a mile from Arm Ltd.

This ground floor apartment was built in the late 1970's, has gas central heating and is double glazed throughout. The property is well suited to first-time / investment buyers alike, and enjoys a leafy position in a quiet area, within walking distance of Cherry Hinton's bustling High Street.

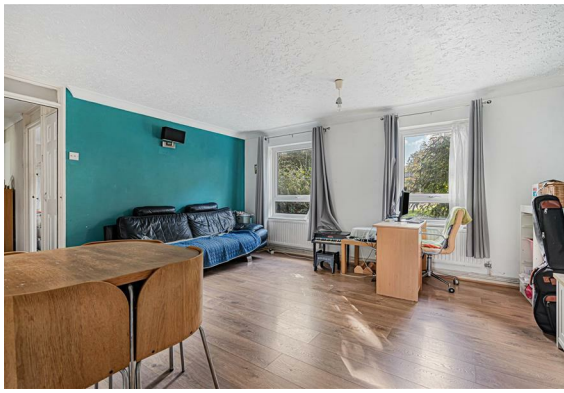
There is a bright open-plan living / dining room which benefits from southerly aspects. The kitchen has been fitted with a matching range of base and eye-level units and has a door leading to a small garden with a communal green beyond.

The entrance hall has two useful built-in store cupboards. There are 2 double bedrooms and a bathroom with a p-shaped bath with shower over.

Outside, the development benefits from well-tended communal gardens. There is also plenty of residents parking. The property also comes with a private secure brick store.















The Lease has about 96 years remaining. There is a service charge of £708 per annum, and a ground rent of £10 per annum.

Bliss Way is located in the heart of Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles east of Cambridge City Centre and within the city boundary.

The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge station (2 miles) and ARM Headquarters (1 mile).





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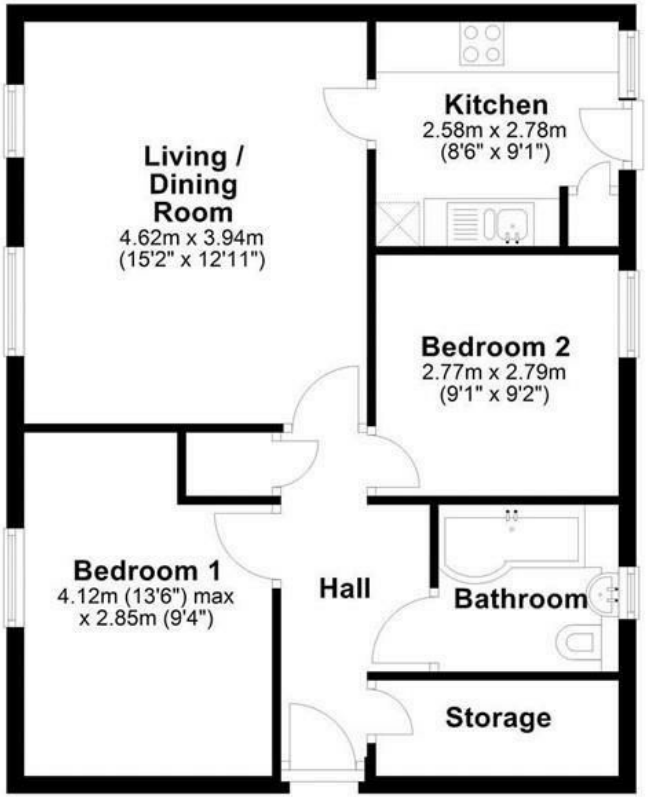
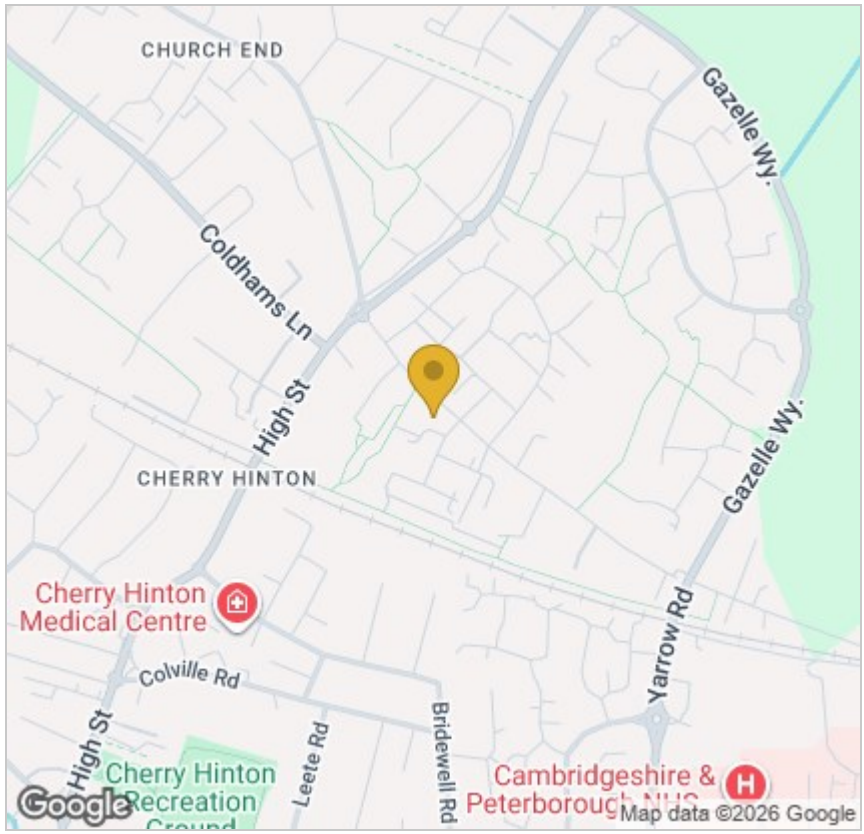
Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)

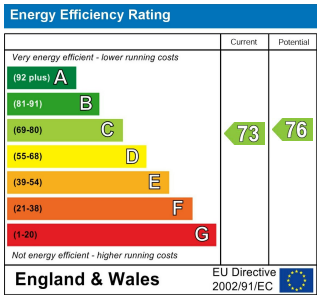


Total area: approx. 59.1 sq. metres (636.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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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