



Bush & Co.

22 Eagle Street, Cambridge

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Guide Price £495,000 Leasehold

About the Property

Eagle Street is situated within the highly acclaimed Iron Works development by Hill Residential. The location, just off Mill Road within the desirable Petersfield district, allows easy walking access to the railway station and city centre as well as all the independent shops, cafes and food outlets the area has become famous for. Iron Works has beautifully designed outdoor spaces including a children's play park as well as secure bin and cycle stores.

The property is a stylish, modern third floor apartment which has it's own spacious private covered terrace and is sold with the advantage of no upward chain. Highly energy efficient with under floor heating and hot water via a community boiler source.

Lift and stairs take you up to the third floor where the entrance door opens into a spacious hallway which allows access to all rooms and includes the video intercom entry system, a utility cupboard with shelving housing plumbing for washing machine and a double cupboard with the heat exchange unit and fuse box. Amtico wood effect flooring proceeds throughout the living accommodation (bedroom floors are carpeted and bathrooms are tiled).

The beautifully spacious and light open plan living/dining/kitchen features dual aspect windows in addition to a door out to the full width covered balcony terrace, offering exceptional entertaining space and fine city scape views. The well appointed contemporary fitted kitchen includes a full complement of integrated appliances with oven, microwave, hob with extractor over, fridge, freezer and dishwasher.

The principal bedroom is particularly large, with two floor to ceiling windows and built in double wardrobes with mirrored sliding doors. The three piece ensuite has a large shower cubicle, chrome heated towel rail and air extractor.

Bedroom two is another well proportioned double room with floor to ceiling window and a door leading out to the covered balcony terrace.

The stylish three piece bathroom has a shower over the bath, chrome heated towel rail and air extractor.

Outside - There are well kept communal garden areas and a childrens play park

There is a parking space within the secure underground car park as well as communal bicycle and bin stores.

TENURE - Leasehold

TERM - 240 years from January 2021

MAINTENANCE CHARGES - £3250 per annum

GROUND RENT - N/A

Property Highlights

- Third Floor Apartment
- Stylish & Spacious Accommodation
- Fine City Views
- Sought After Location
- Two Large Double Bedrooms
- Open Plan Living Accommodation
- Generous Covered Balcony Terrace
- Secure Underground Car Parking
- No Uward Chain
- Two Bathrooms

Further Information

Tenure - Leasehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

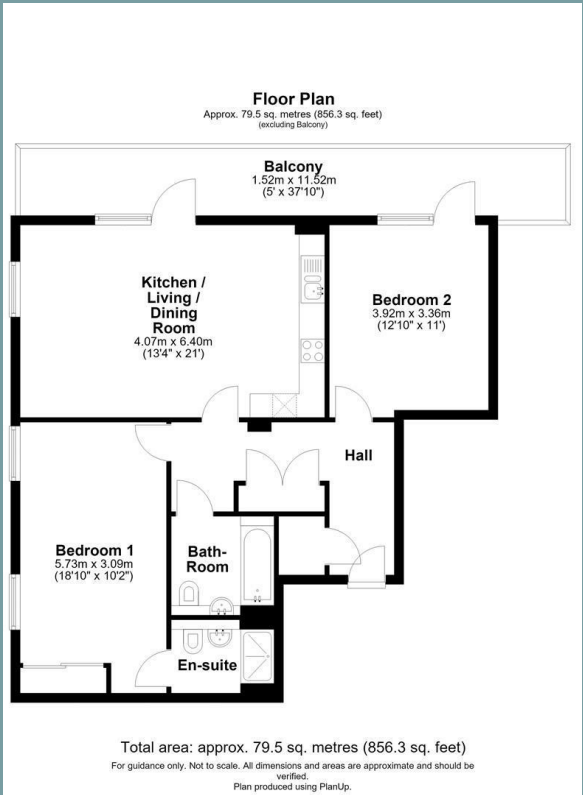
Viewing - By appointment





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Bespoke individual marketing
- 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.