



Bush & Co.



132 Eagle Street, Cambridge, CB1 2GL

Guide Price £345,000 Leasehold



Energy Rating Band B

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 ground floor apartment on the edge of the development which has its own 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.

The secure communal lobby is accessed via a video intercom entry, with the door to the apartment leading to a hallway which has double and single cupboards housing the air extraction home ventilation unit and plumbing for washing machine.

The spacious open plan living/dining/kitchen offers dual aspect windows with direct access to the covered paved terrace, which spans the width of the property. The modern kitchen comprises a stylish range of wall and base units with stone work surfaces as well as a full complement of integrated appliances including oven, microwave, hob with extractor over, fridge, freezer and dishwasher. The generously proportioned bedroom has a built in wardrobe with mirrored sliding doors and access to the outside covered terrace.

There is a well appointed three piece bathroom with shower over the bath, tiled flooring and part tiled walls.

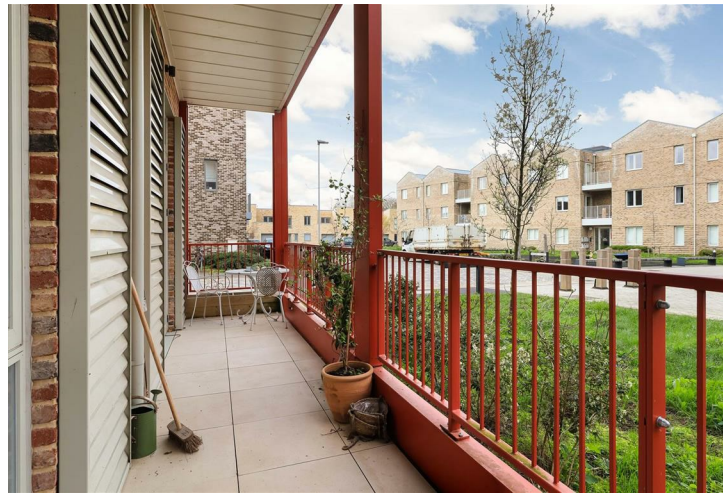
TENURE - Leasehold

TERM - 234 years remaining

MAINTENANCE CHARGES - £2076 PA

GROUND RENT - Zero

COUNCIL TAX - Band C



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

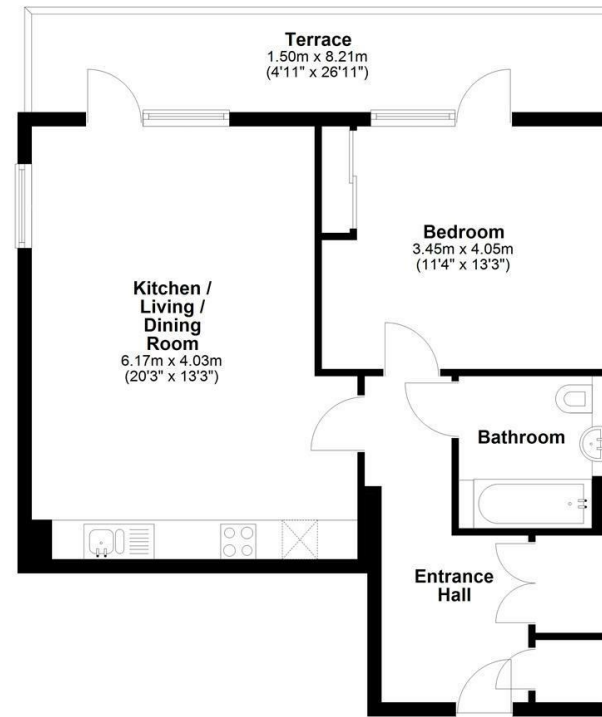
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Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

