

GRAY TOYNBEE

21 Ferndale

Cambridge, CB1 9AL

Guide price £235,000

2 1 1 C

21 Ferndale

Cambridge, CB1 9AL

- 675 sqft / 62 sqm
- 2 bed, 1 bath, 1 recep
- South-facing garden
- No onward chain
- EPC - C/76
- Council tax band - B

A modern & beautifully presented ground-floor apartment with a south-facing garden backing onto open countryside. The property is well suited to first-time/investment buyers alike & is no chain.

This 2 bedroom apartment has been very well cared for by its current owner and is immaculately presented. Improvements to the property include a refitted kitchen, bathroom, flooring and a new front door.

The accommodation comprises an entrance hall with a large built-in storage area & space for coats/footwear. The kitchen has been fitted with a stylish range of units & benefits from southerly aspects. Integrated appliances include an oven and electric hob with extractor over. A breakfast bar area adjoins onto a lovely bright living/dining room which has double doors opening onto a private courtyard garden.

There are 2 double bedrooms, both are beautifully presented. The bathroom has been fitted with a white suite, complemented by part tiled walls, dual wash hand basins and a heated towel rail.















Outside there are well tended communal gardens to the front, as well as a private south-facing garden to the rear, well suited to alfresco dining during the warmer months. At the front of the building there is ample residents parking on a first come, first served basis.

There is a current service charge of around £465 per annum with no ground rent. The lease has 98 years remaining.

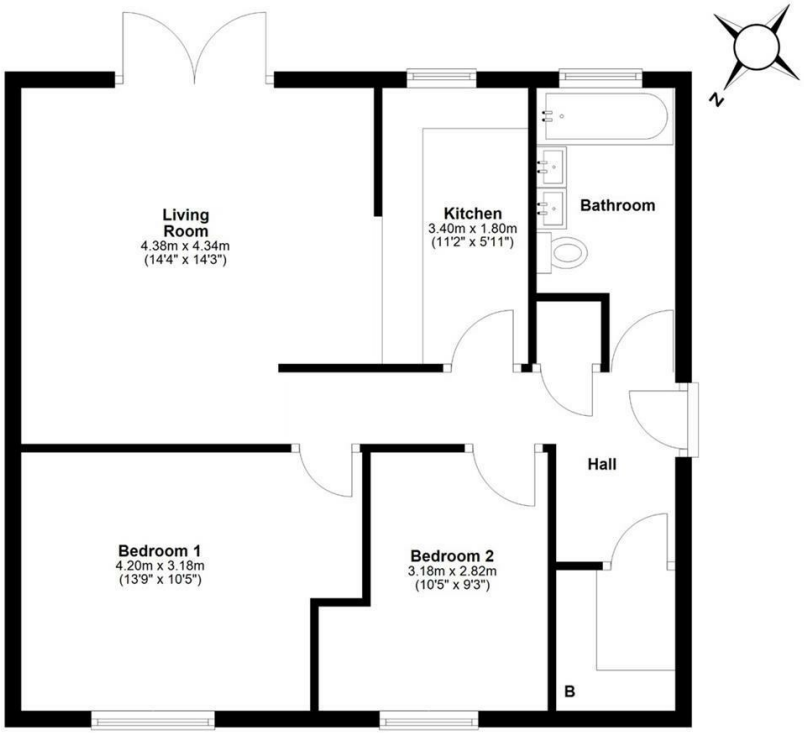
Teversham is a popular village just a few miles east of Cambridge. There are some facilities within the village although there is a more comprehensive range of shopping facilities in nearby Cherry Hinton, and to the south of the city. The property is well placed for access to Addenbrookes Hospital and Biomedical Campus, and bus services run regularly to and from the city and there are good road links via the A14.



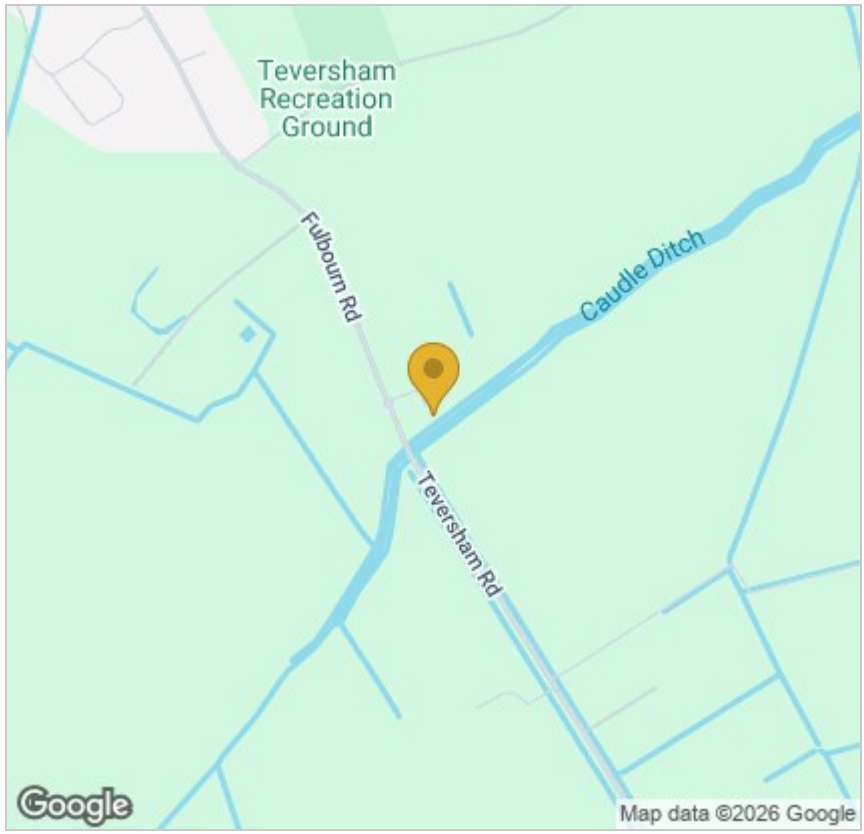


GRAY TOYNBEE

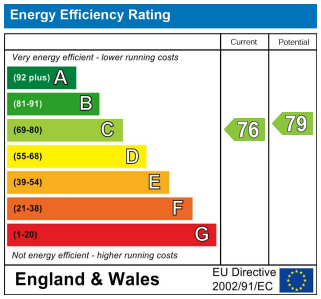
Ground Floor



Approx. gross internal floor area 62 sqm (675 sqft)



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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com