



Bush & Co.

Flat 5 Primrose Lodge Flat 5, Primrose Street



Offers Around £150,000 Leasehold

About the Property

Primrose Lodge is a prestigious student development of well proportioned apartments which are individually owned by private landlords. The building benefits from a good degree of security for residents including CCTV and an entry phone system. There is a secure internal bike storage room with bike racks and communal bin store. Communal garden space is available and there is a common room for socialising as well as a shared study space.

The development is situated at end of Primrose Street, within easy reach of the city centre and all the colleges. The property is quietly located on the lower ground floor at the back offering a good degree of privacy and accommodation, which is well proportioned, consists of a large bed sitting room with a large window overlooking gardens and a built in double wardrobe with mirrored sliding doors. The kitchen area is fitted in a modern style with ample storage cupboards, an integrated fridge/freezer, washer/dryer, microwave combination oven and electric hob. The particularly large shower room has a three piece suite with shower cubicle, w.c and wash hand basin.

The property currently has a tenancy until August for £1100 PCM.

TENURE - Leasehold

TERM - 250 years from 2016

MAINTENANCE CHARGES - £1300 PA

GROUND RENT - £250 PA

POSTCODE - CB4 3EH

COUNCIL TAX - Band A

SERVICES - All mains services are believed to be connected to the property

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

VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

- Studio Apartment
- Student Development
- Investment Opportunity
- Secure Site
- Long Lease

Further Information

Tenure - Leasehold

Council Tax - Band A

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		
(69-80) C	78	78
(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	

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- 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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