



23a, Armitage Way

Cambridge,
CB4 2UE
£169,995



Rarely available Ground floor studio apartment located within a short distance from Cambridge North train station and Science and Business Parks. Ideal as an investment purchase or for first time buyer. The property comprises of a lounge/bedroom, separate kitchen and good size bathroom. The property comes fully double glazed. Off street parking available. Early viewing advised.

Living/bedroom

Fitted carpet, two wall mounted electric heaters. Upvc double glazed window unit, tv point and double electric sockets, Access to the kitchen and bathroom.

Kitchen.

Matching wall and base units, vinyl tile flooring, stainless steel sink and drainer, free standing electric oven, space for a fridge freezer and washing machine. Upvc double glazed window.

Lobby

Located just off the lounge and access to the bathroom, the lobby area has a fitted storage cupboard.

Shower Room

Partially tiled walls, vinyl flooring. WC and hand basin, shower cubicle with electric shower. Upvc obscured double glazed window, extractor fan.

Outside

To the outside of the property there is a shared lawned area at the front and private parking to the rear of the apartment.

General

Lease terms: 85 years approximately awaiting confirmation from vendor.
 £31 per 6 months Ground.
 £115 per 6 months Service Charge.

Council Tax Band A: Cambridge City Council.
 Mains water and electric connected.



Viewing by appointment only

Country Properties | 190, Green End Road | CB4 1RN
 T: 01223 919464 | E: cambridge@country-properties.co.uk
 www.country-properties.co.uk

