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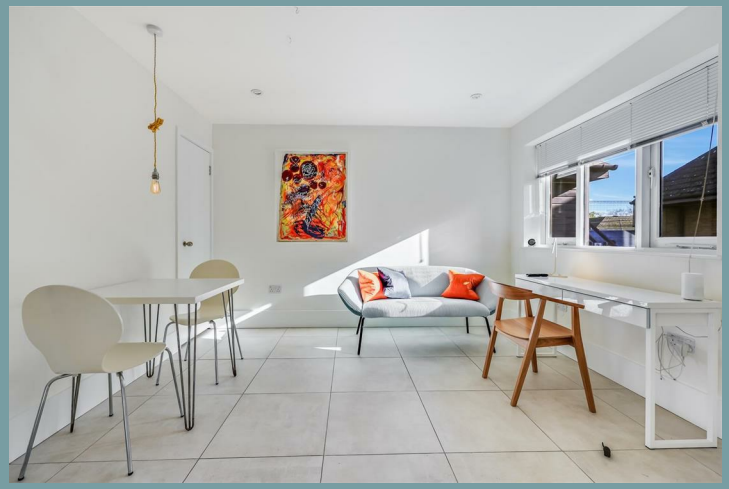


12 Fitzroy Lane, Cambridge

1 1 1 C











Guide Price £300,000 Leasehold

About the Property

Fitzroy Lane is located behind the shops of Fitzroy Street, just a short walk from the historic City Centre, Grafton Centre, Jesus Green, Midsummer Common and the bus station. The river Cam is moments away and the mainline railway station is around 1.2 miles, where fast trains can reach London in 53 minutes. There are numerous shops, cafes, restaurants and pubs within the vicinity offering the best of city centre living.

The property is a beautifully proportioned and updated rooftop apartment, set around a shared courtyard, which has been modernised with an attention to detail rarely seen, including bespoke cabinetry, tiled flooring with underfloor heating and ample storage. Sold with the advantage of no upward chain.

The entrance lobby, with double glazed door, has a tiled floor with under floor heating which proceeds throughout the entire apartment. There is an intercom entry phone and door to the living room which features a large south facing window, allowing an abundance of natural light, in addition to a shelved storage cupboard, recessed LED spotlighting and doors to both kitchen and bedroom.
The bespoke re-modelled kitchen comprises hand crafted cabinetry with moulded work surfaces and an integrated sink unit. There is a built in oven and hob with extractor over, wall mounted gas fired boiler, integrated dishwasher and plumbing for washing machine.
The spacious double bedroom has a large built in wardrobe with pocket doors as well as a further single wardrobe, a loft hatch with pull down ladder and recessed spot lighting.
The stylish wet room includes a shower enclosure, w.c with concealed cistern and wash hand basin.

Outside - There is a shared courtyard with lockable store and a secure bicycle store at ground floor level.

TENURE - Leasehold
TERM - 143 years remaining
MAINTENANCE CHARGES - £480 PA
GROUND RENT - £200 PA
COUNCIL TAX - Band C
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge

Property Highlights

- Top Floor Rooftop Apartment
- Unique Central City Setting
- Superbly Renovated & Modernised Throughout
- Underfloor Heating
- Bespoke Kitchen
- Stylish Wet Room
- Ample Storage
- No Upward Chain

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


BOSCH









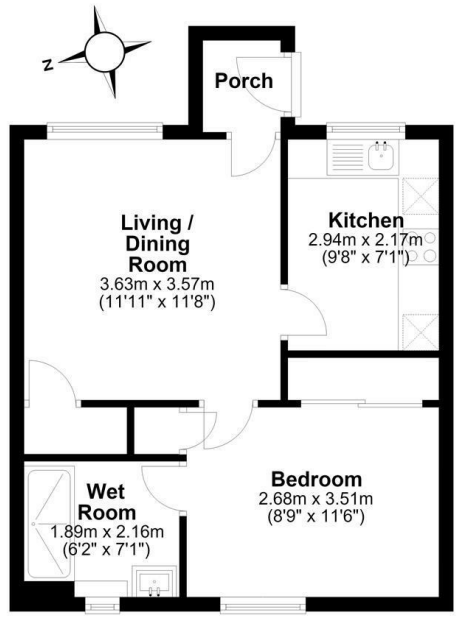


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Floor Plan

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 38.6 sq. metres (415.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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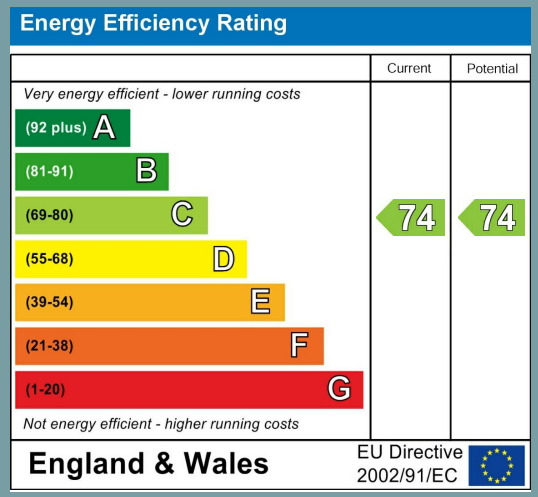
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01223 246 262
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars 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.