

Bush & Co.







116 Tamarin Gardens, Cambridge, Cambridgeshire, CB1 9GJ

Guide Price £199,995 Leasehold

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Tamarin Gardens is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a very well cared for top floor apartment which offers well proportioned accommodation with particularly high ceilings and benefits from double glazed windows, electric heating and allocated parking. The property has a recently extended long lease and is sold with the advantage of no upward chain.

The central entrance hall has a built in cupboard for coats and shoes etc and provides access to all rooms.
The open plan kitchen/living/dining room offers an abundance of space and light courtesy of twin windows with a pleasant outlook. There is a built in storage cupboard in the living area and the kitchen comprises a range of wall and base units with work surfaces and splash back tiling in addition to a stainless steel sink and drainer, plumbing for washing machine and space for cooker and fridge.
The generous double bedroom features a large built in wardrobe and wood effect flooring.
The modern re-fitted bathroom has a three piece suite with shower over the bath and part tiled walls.

Outside - There are well kept communal garden areas as well as cycle storage and bin store.
One allocated car parking space comes with the property.

TENURE - Leasehold
TERM - 151 years remaining
MAINTENANCE CHARGES - £1194.48 PA
GROUND RENT - Peppercorn
COUNCIL TAX - Band B
SERVICES - All mains services apart from gas are believed to be connected to the property
LOCAL AUTHORITY - South Cambridgeshire
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












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116

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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.

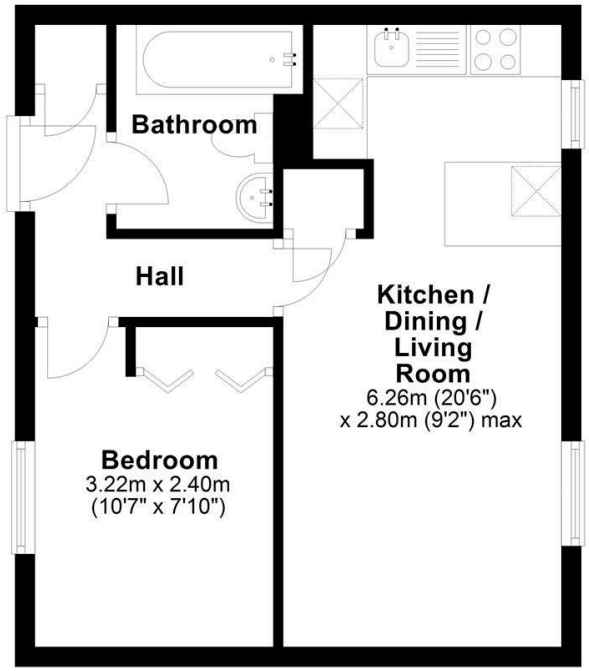
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Floor Plan

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 33.1 sq. metres (355.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

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Viewing - By Appointment

169 Mill Road
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