



Bush & Co.



3 Attewater House, Water Street, Cambridge, CB4 1NZ

Guide Price £320,000 Leasehold



1



1



1



C

Energy Rating Band C

The accommodation consists of an open-plan kitchen/ living/dining room, which is light and airy with patio doors leading to the communal garden. There is a storage cupboard with space and plumbing for appliances. The kitchen has a range of matching cabinets and drawers, ample work surfaces, and integrated appliances include oven, fridge/freezer and dishwasher.

The bedroom is a good-sized double, with floor-to-ceiling windows.

The bathroom has a large walk-in shower, WC, hand wash basin, finished with stylish contemporary tiling.

Outside, there are communal gardens and covered bicycle storage.

Water Street runs alongside the River Cam in the sought-after district of Chesterton. The location allows for easy access to the Cambridge North Railway Station as well as the city centre and science/business parks. There are several shops and supermarkets along the nearby High Street, as well as good local schooling, public houses and stunning riverside walks.

TENURE - Leasehold, 999 years from 2020, 993 years remaining

MAINTENANCE CHARGES - £1700 Per annum

Ground Rent - Peppercorn rent



Exceptional service in Cambridge and the surrounding villages

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.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 38.2 sq. metres (411.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

www.bushandco.co.uk

