



NEWLAND VILLA

SIDNEY VILLA

P  
Permitted  
General  
Residential  
9 am - 8 pm  
These residents have  
the right to park in this  
space at all times

Bush & Co.



## Flat 4, 56 Bateman Street, Cambridge, CB2 1LR

Guide Price £415,000 Leasehold



Bateman Street is a delightful location in the prestigious Newtown area of the city, off Hills Road, just a short walk to the historic city centre and mainline railway station. There are an abundance of shops, cafes and restaurants at the end of the street and highly regarded schooling is available nearby, as are the renowned Botanical Gardens.

The property is a beautiful period apartment, occupying the second floor of an attractive converted town house. There are many original features throughout including sash windows and fireplaces and the property, which is sold with the advantage of no upward chain, further benefits from gas radiator central heating, covered private parking and use of a shared garden.

From the street scene, stone steps take you up to the communal entrance and hallway. From here there are stairs rising to all levels and flat 4 is pleasantly situated on the second floor.

The entrance hallway has several integrated storage cupboards and an intercom entry phone. The charming living room features an original cast iron fireplace with alcove storage to both sides and a large sash window. The kitchen/breakfast room comprises a range of fitted wall and base units, integrated electric oven and gas hob with extractor over, plumbing for washing machine and a wall mounted gas fired combination boiler. There is a sash window and ample room for a table and chairs. The principal bedroom is a large light filled room with a sash window as well as an original cast iron fireplace and alcove storage to both sides. Bedroom two is another well proportioned double room with sash window. The well appointed re-fitted bathroom features a roll top bath with shower over, w.c and wash hand basin in addition to two sash windows, underfloor heating and part tiled walls.

Outside - The apartment has use of a shared garden to the rear and a private covered car port parking space with further parking available in front of the car port, located off Bateman Mews.

TENURE - Leasehold

TERM - 149 years remaining

MAINTENANCE CHARGES - £655 PA

GROUND RENT - Peppercorn

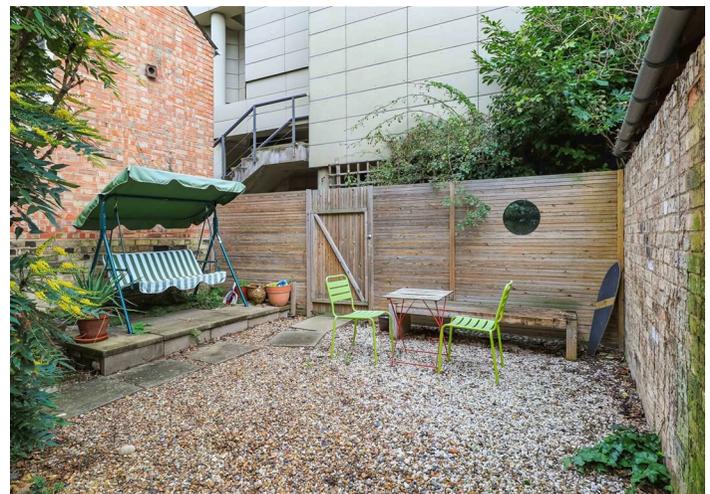
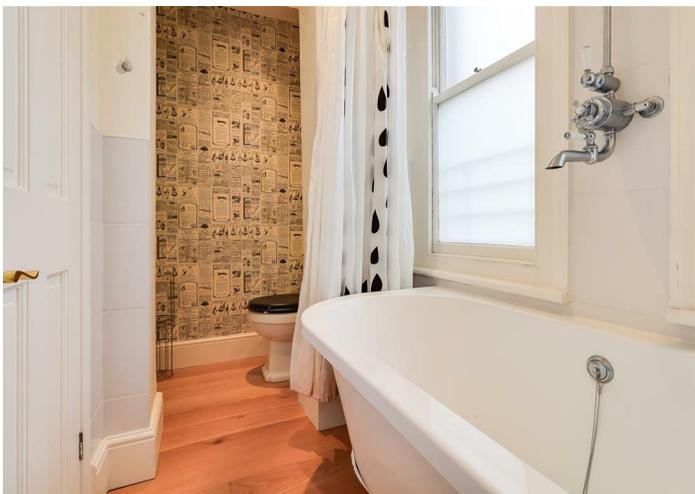
COUNCIL TAX - Band D

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

LOCAL AUTHORITY - Cambridge City Council

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



## Exceptional service in Cambridge and the surrounding villages

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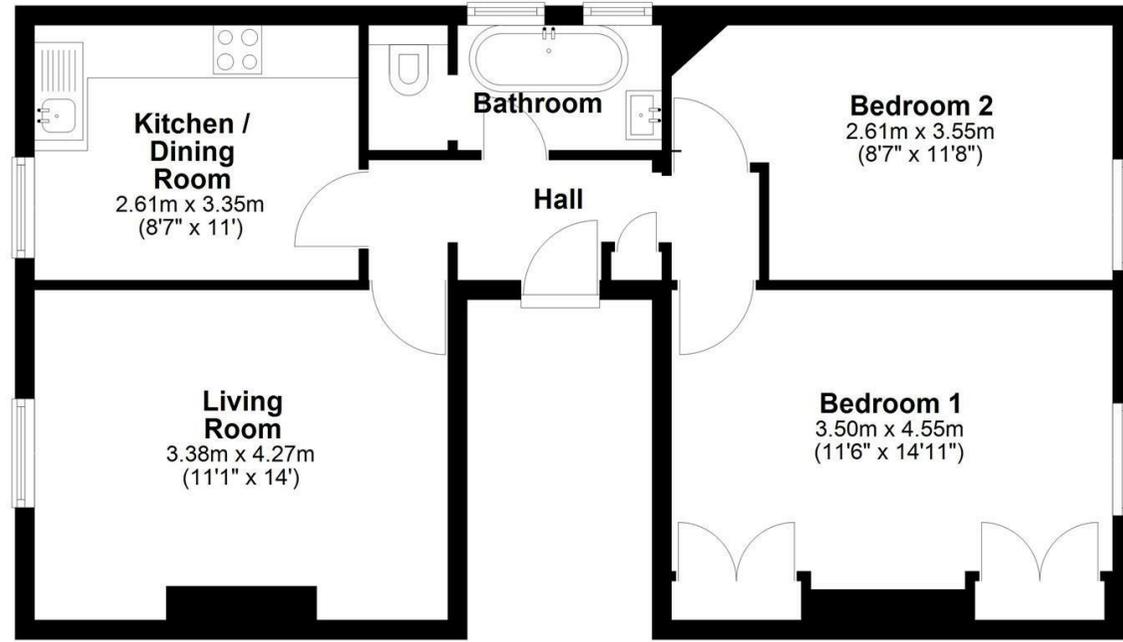
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## Floor Plan

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band D

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

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