



Bush & Co.

64 Winstanley Court, Cambridge

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Guide Price £300,000 Leasehold

About the Property

LOCATION:

Winstanley Court is located off Cromwell Road, and nearby is Romsey Town, which has a unique atmosphere and a wealth of retail shops and services. The area has several parks, and schooling for most ages, and the area provides easy access to the railway station to London Liverpool Street and Kings Cross, Addenbrookes Hospital and the city centre.

ACCOMMODATION IN DETAIL:

Ground Floor: - Entrance door leading to an entrance Hall, an intercom entry phone system, wood effect laminate flooring. Sitting/Dining Room Two double-glazed windows to rear elevation, electric storage heater, wood effect laminate flooring, door leading to: Kitchen Double-glazed window to rear elevation, range of wall and base units, work surfaces housing stainless steel one and a half bowl sink and drainer unit, plumbing for washing machine, electric cooker point, tiled flooring, tiled splashbacks, air extractor fan.

Bedroom one: Double-glazed window to front elevation, electric storage heater, wood-effect laminate flooring. En-suite Shower room Three-piece white suite comprising shower cubicle, low-level WC, wash hand basin, part tiled walls, tiled flooring, air extractor fan, electric shaver point, electric fan heater.

Bedroom two: double-glazed window to front elevation, wood effect laminate flooring, electric panel heater. Bathroom Three-piece white suite comprising a panelled bath, low-level WC, wash hand basin, part tiled walls, tiled flooring, air extractor fan, electric fan heater, cupboard housing a hot water tank.

OUTSIDE:

Well-tended communal garden areas, residents' car park, cycle and bin stores.

AGENTS NOTE:

For those with a satellite navigation system, the postcode for this property is CB1 3UR.

FIXTURES & FITTINGS:

Unless specifically mentioned in these particulars, all fixtures are expressly excluded from the sale of the leasehold interest.

SERVICES:

All mains services are believed to be connected.

COUNCIL TAX BAND: B

LEASE: 164 years remaining

SERVICE CHARGE: £1,942 per annum

Property Highlights

- Close To Railway Station & City Centre
- Extended lease
- Two bedrooms
- Well-tended communal garden areas
- Private residents' car parking
- En-suite Shower room
- Cycle and bin stores
- Spacious Sitting/Dining room
- Double glazing

Further Information

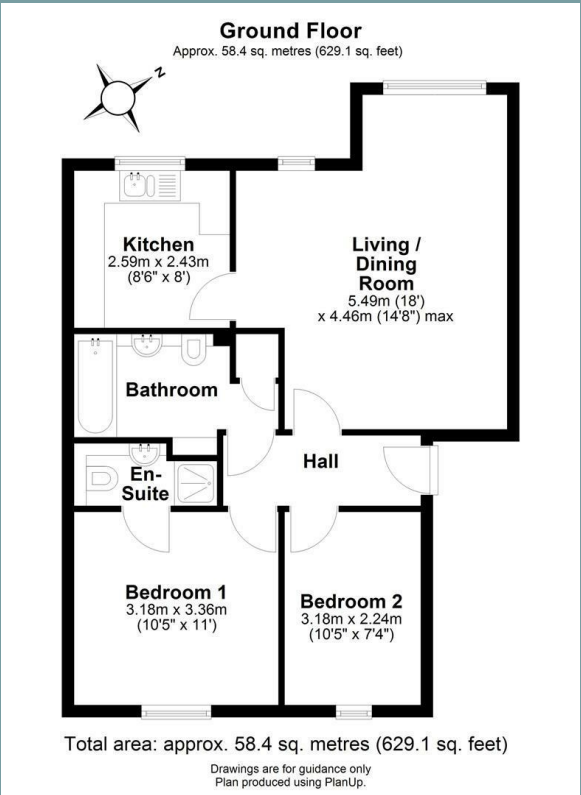
Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

64 Winstanley Court, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Contact us for a free valuation of your property

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169 Mill Road, Cambridge, CB1 3AN

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sales@bushandco.co.uk

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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.