GRAY TOYNBEE

19 Montreal Road, Cambridge, CB1 3NP

Guide price £325,000

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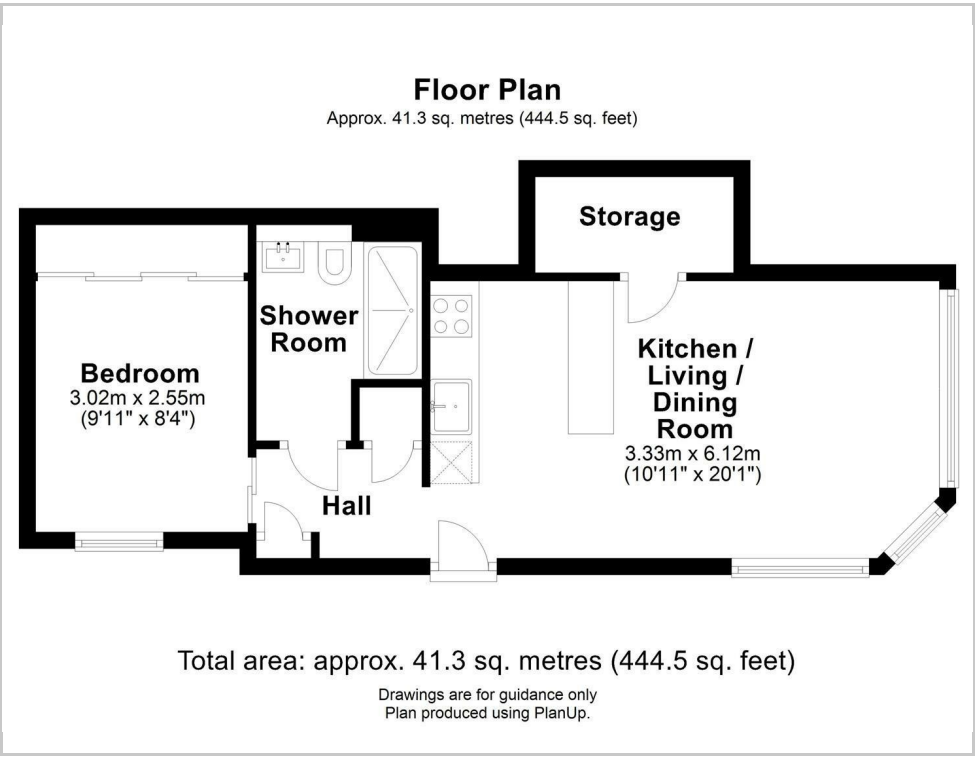

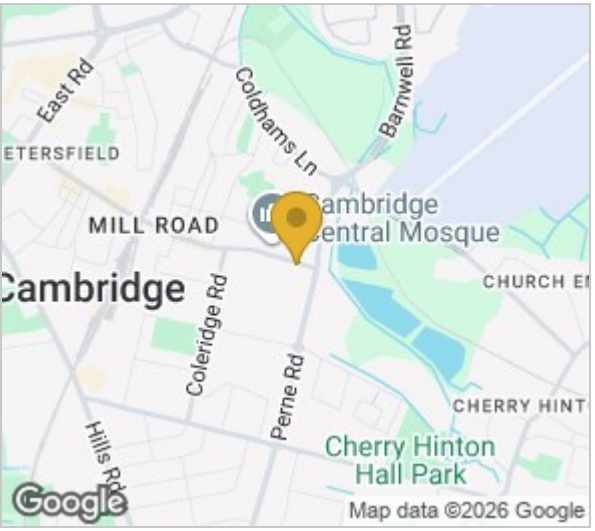

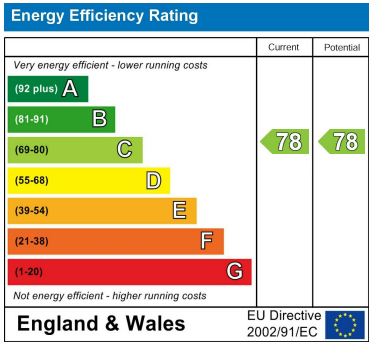

- No chain
- City centre location
- Modern and well presented

A high-quality, 1 bedroom city apartment with a private entrance, located off Mill Road and within easy reach of Addenbrookes and the Station. Also benefitting from no onward chain.

The attractive modern Victorian-style property is beautifully appointed and in excellent condition. The accommodation is perfect for professionals or would make a fabulous lock-up and leave or rental investment.

There is a fantastic open-plan living room with large, wrap-around, windows to the front, and a large storage cupboard. The kitchen area is excellent with integrated appliances a breakfast bar and quartz worktops. The hallway has two storage cupboards and the bedroom has wall-to-wall fitted wardrobes. The luxury shower room is well-equipped with full wall and floor tiling and a large walk-in shower, and a towel rail.

There is double glazing and underfloor heating.

There is a small garden at the front of the property.

What3words: ///sand.baked.transit

Council Tax: Band B

118 years remaining on the lease
Ground rent: £250 per annum
Service charge: £1,021.93 per annum

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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