Bush & Co.

10 The Mallards River Lane, Cambridge

1 1 1 B

Guide Price £285,000 Leasehold - Share of Freehold

About the Property

The Mallards is a highly regarded scheme of 21 apartments forming a secure gated development which is beautifully situated fronting Riverside. The historic city centre is less than 1 mile away and the railway station less than 1.5 miles. There are fine river walks on your doorstep and significant leisure and retail facilities are within easy reach.

The property is a spacious one bedroom apartment featuring stunning views over the river Cam, offered for sale in good condition throughout and benefitting from no upward chain. The development is approached via electrically operated gates with access from River Lane.

The communal hallway has a secure door with intercom entry. The entrance door to the apartment then leads to a hallway with built in cupboard and doors to the living/dining room, bedroom and bathroom.
The living/dining room features a full width double glazed bay window offering lovely views over the river. A door leads to the stylish re-fitted kitchen which comprises a range of wall and base units and work surfaces teamed with an integrated electric oven and hob with extractor over. There is space for a washing machine and fridge freezer whilst a window overlooks the river at the front.
The generous double bedroom has a window to the rear and there are ample fitted wardrobes and drawer units.
There is a modern three piece bathroom with an electric shower over the bath in addition to tiled walls, an air extractor and airing cupboard housing the hot water cylinder.

Outside - There is a residents car park with one allocated space.

TENURE - Share Of Freehold
MAINTENANCE CHARGES - £280 / Quarter
GROUND RENT - N/A
COUNCIL TAX - Band C

Property Highlights

- First Floor Riverside Apartment
- Fine River Views
- Secure Gated Development
- One Generous Bedroom
- Living Room With Bay Window Overlooking The River
- Re-Fitted Kitchen
- Secure Allocated Car Parking Space
- No Upward Chain

Further Information

Tenure - Leasehold - Share of Freehold
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

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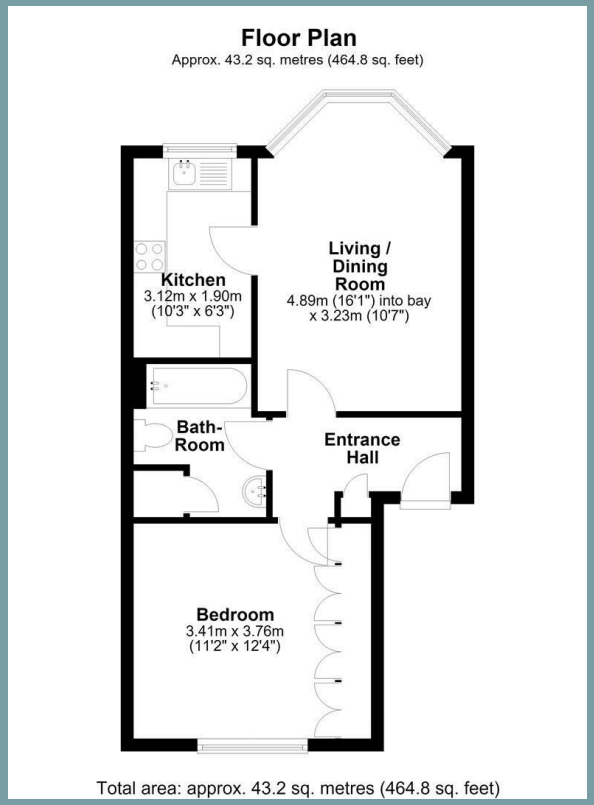

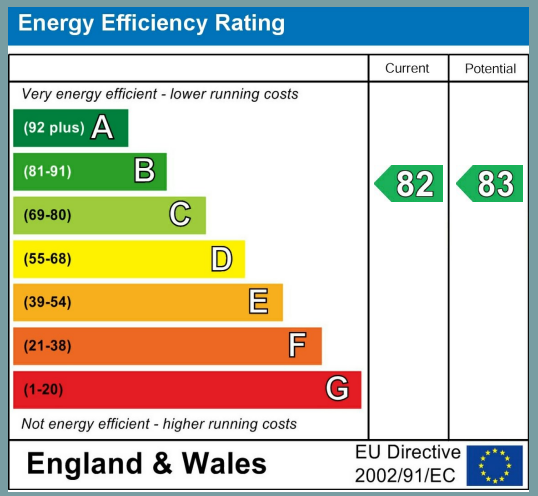

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Contact us for a free valuation of your property

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