



36 Cambanks

Cambridge, CB4 1PZ

Guide price £300,000



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- No chain
- Excellent location
- 6 minute cycle to Cambridge North
- Long lease over 900 years

A well-presented two-bedroom first-floor flat located in the popular Cambanks development in Chesterton.

Accessed via a secure communal entrance, stairs lead to the first floor where just two properties share the hall. Upon entering, the entrance lobby provides storage and opens into a bright open-plan kitchen/living/dining space. The modern kitchen is well-equipped with oven, gas hob, extractor, and space for a fridge-freezer and washing machine. It offers ample storage and room for a dining table. The dual-aspect living area features large windows with views over the well-maintained communal gardens.

There are two generous double bedrooms, both with built-in storage and large windows overlooking greenery on opposite sides of the building. The bathroom includes a bath with shower over, WC, basin, a built-in vanity unit, and a window for natural ventilation.

Additional features include gas central heating, double glazing





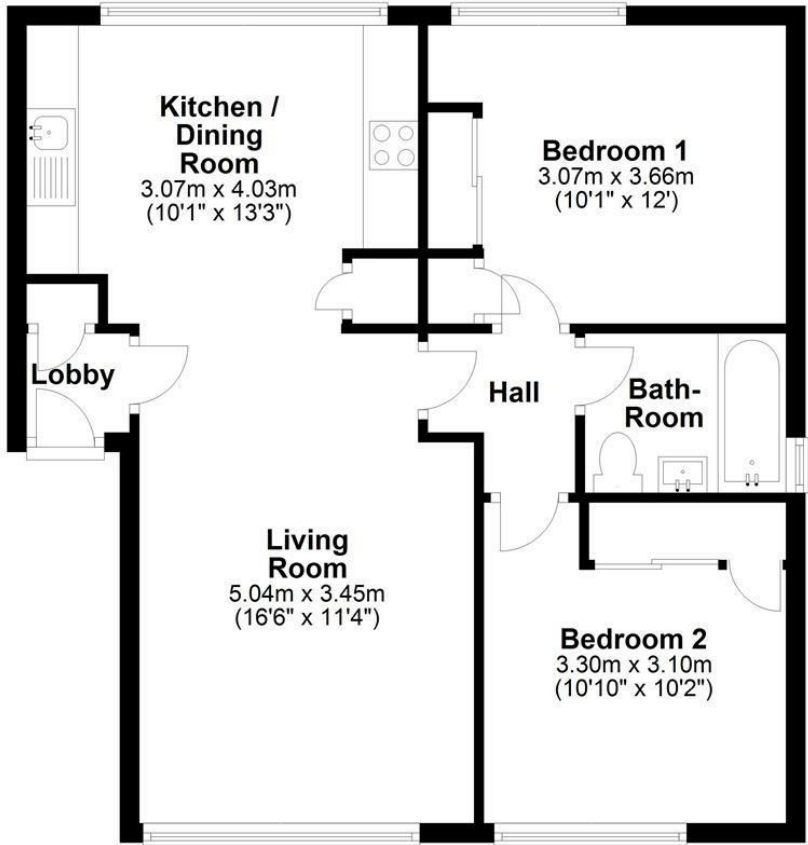
throughout, and a fire escape accessible from bedroom two. Cambanks is ideally located in central Chesterton, just a 6-minute cycle to Cambridge North Station, with easy access to the Science Park, Business Park, and local amenities.

The flat is offered with no onward chain and benefits from a long lease.
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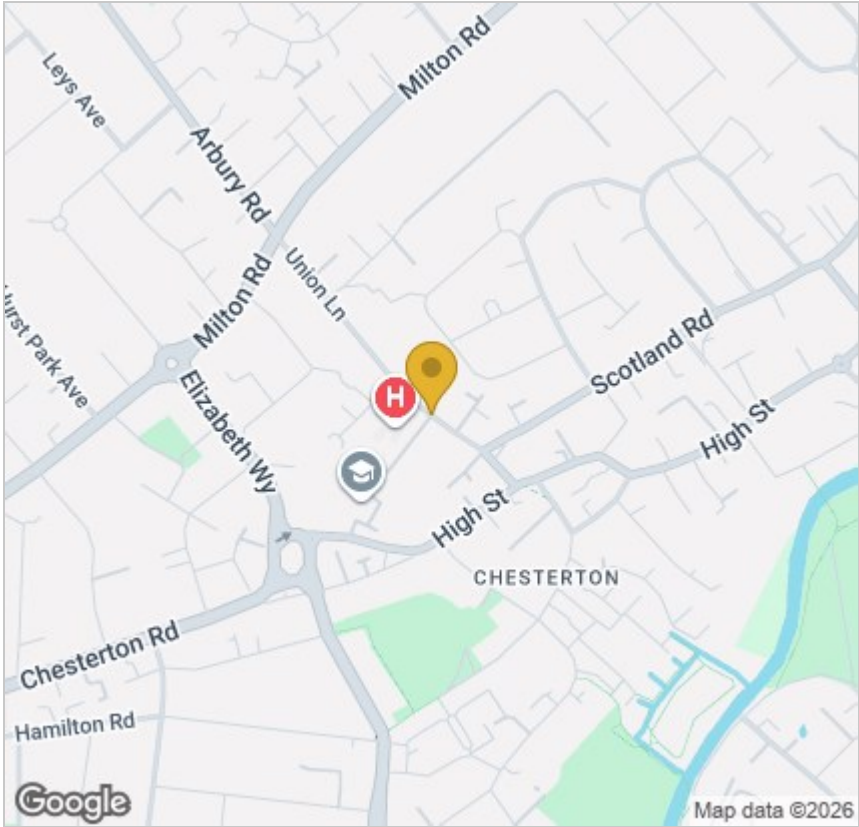
Floor Plan

Approx. 59.9 sq. metres (644.6 sq. feet)

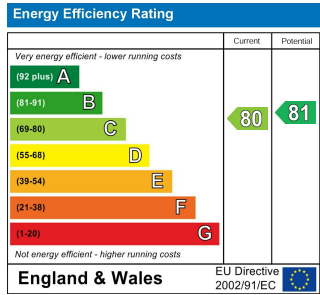


Total area: approx. 59.9 sq. metres (644.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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