GRAY TOYNBEE



40 Wycliffe Road

Cambridge, CB1 3JD

Offers over £250,000

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40 Wycliffe Road

Cambridge, CB1 3JD

- Recently extended lease (176 years remaining)
- Top floor apartment
- 529 sqft / 49 sqm
- Gas central heating and double glazing
- No chain
- Easy access to Addenbrooke's and ARM

A well-positioned first-floor apartment, enjoying a quiet cul-de-sac location, within easy reach of Addenbrooke's, Cambridge Station and the City Centre. Available with no onward chain.

This well cared for apartment enjoys a quiet cul-de-sac position set just off Brooks Road. The property offers 529 sqft of light and airy accommodation, is well suited to first-time/investment buyers alike, and is for sale with the advantage of no onward chain.

The accommodation briefly comprises an entrance hall with a large utility cupboard. There is a bright living room which benefits from a dual aspect and a superb degree of natural light. The kitchen/breakfast room has been fitted with a range of modern units and includes various integrated appliances.

The double bedroom benefits from southerly aspects and there is a refitted shower room, complemented by attractive tiling.

Outside, the property is surrounded by communal green spaces, there is plenty of parking on a first come, first served basis.















The property is Leasehold with 176 years remaining, having recently been extended. There is a service charge of around £150 per quarter and a ground rent of £3 per annum.

Wycliffe road is conveniently situated just off Brooks Road to the eastern side of the city. The property enjoys a quiet, near central cul-de-sac position, less than a mile from Cambridge centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Addenbrookes hospital & biomedical campus are just 2 miles away and there is a Sainsbury superstore a short walk from the property. Nearby amenities also include a doctors surgery and there is plenty of shopping on Mill Road which is less than half a mile from the property.

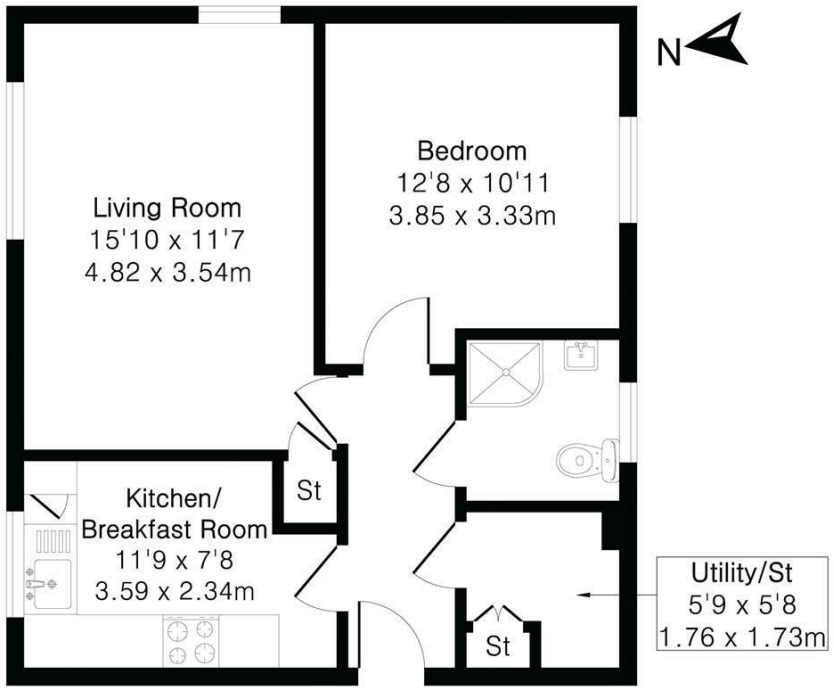
Schooling is available at Ridgefield Primary School with secondary provision at Coleridge Community College.



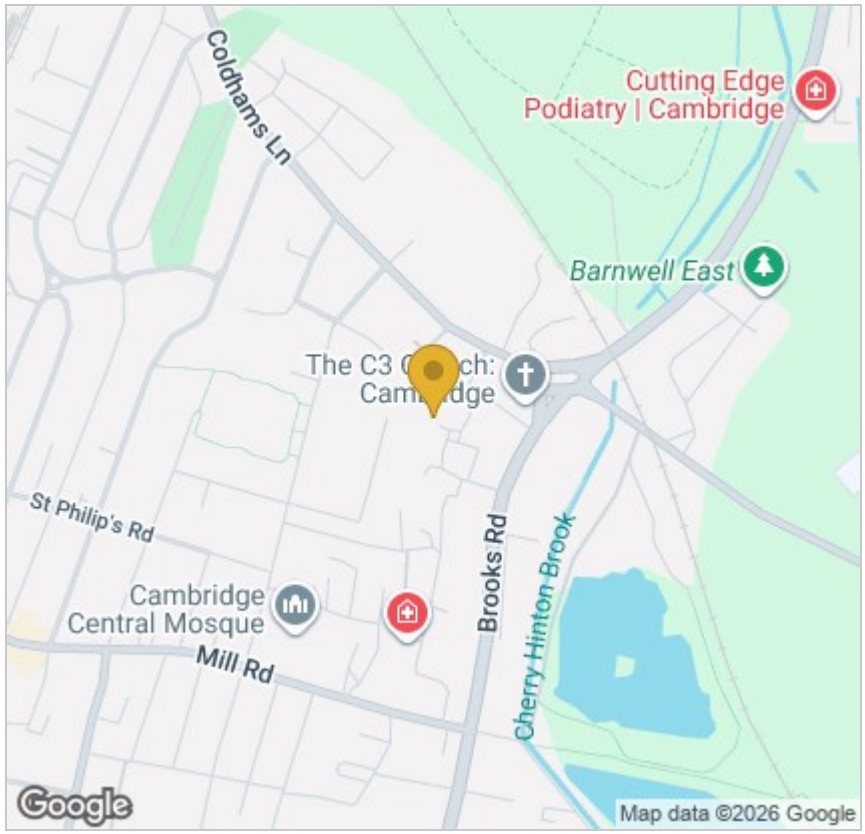


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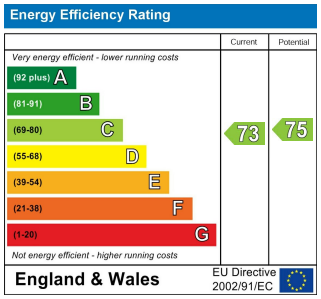
Approximate Gross Internal Area 529 sq ft - 49 sq m



First Floor



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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