



Bush & Co.



Gilbert House, 6 Mill Park, Cambridge CB1 2FJ

Guide Price £425,000 Leasehold



Gilbert house is a modern residential apartment block forming part of the acclaimed CB1 development in this vibrant new city quarter which is packed with an ever growing selection of shops, supermarkets, restaurants, bars and coffee shops. Station square, with the mainline railway station, is just a stones throw away with a fast train to London King's Cross taking around 50 minutes. The historic city centre is located less than 1 mile away and the Addenbrookes hospital biomedical campus just over 1 mile.

The property is a fourth floor apartment having lift access with superb city and communal garden views, which is sold with the advantage of no upward chain.

The hallway has a secure video intercom entry phone, a cupboard for coats and shoes etc and a large utility cupboard which houses plumbing for a washing machine as well as the heat exchange unit, air extraction unit and further storage.

There are two particularly generous double bedrooms and a well appointed three piece bathroom featuring tiled walls and flooring.

The open plan living/dining/kitchen enjoys stunning views over the city and well kept gardens with a balcony providing space for a table and chairs. The room is flooded with natural light courtesy of the westerly orientation.

The superb fitted kitchen area includes a range of wall and base units with integrated electric oven, hob and extractor canopy.

Note: There is no allocated parking but visitor parking can be requested on a short term basis.

TENURE - Leasehold

TERM - 86 Years Remaining

MAINTENANCE CHARGES - £440.20 PCM Including Buildings Insurance, Heating & Hot Water

GROUND RENT - N/A

COUNCIL TAX - Band D



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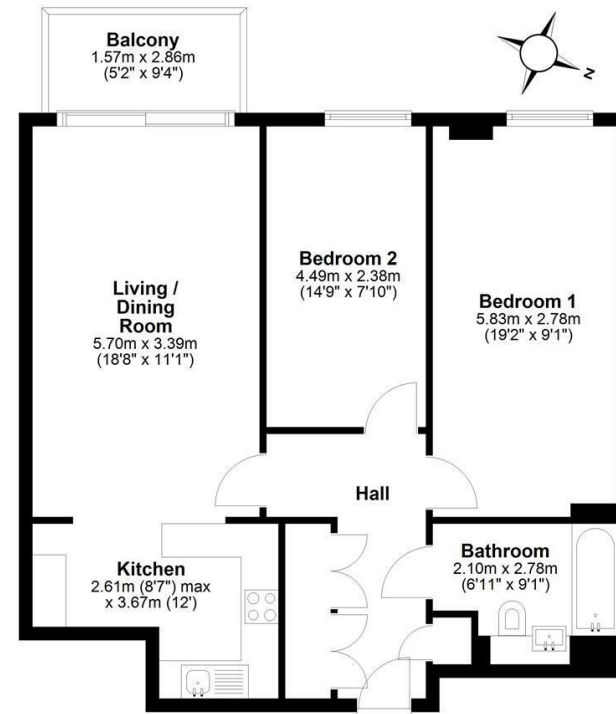
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Floor Plan

Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band D

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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