

GRAY TOYNBEE

Flat 4, Chichester House, 12 St. Andrews Road

Cambridge, CB4 1DL

Guide price £335,000

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Flat 4, Chichester House

Cambridge, CB4 1DL

- Share of freehold
- No ground rent
- 996 years lease remaining
- Gated parking
- EPC rating: C

A wonderfully presented 2 bedroom ground floor flat, offering a share of the freehold, with private, gated parking and conveniently located within walking distance to the River Cam and the centre of Cambridge.

Forming part of a small block at the end of St Andrews Road, Flat 4 Chichester House occupies prime position in the building for (triple-glazed) quietness and attractive garden outlook. In-person viewing is strongly recommended.

Extending to over 600 sqft, there is a wide entrance hall with two storage cupboards. There is hardwood flooring which continues into both bedrooms and the living room.

The primary bedroom is an excellent size and, like the second bedroom (currently used as a study) and living room, benefits from views over the communal gardens. The living room is particularly bright and leads to the well-presented galley-style kitchen with wall and base units, an electric oven, a ceramic hob, and a stainless steel sink. The bathroom is a good size and is fitted with a paneled bath with shower over, basin, fitted cabinet, and WC.







Outside are attractive and immaculately lawned areas to the front and rear of the building, a secure bike shed, a bin store, and a secure, gated car park.

Chichester House occupies a prime and convenient spot for city access, located within walking distance of the idyllic River Cam, Logan's Meadow, and Midsummer Common. There are local amenities close by such as cafes, public houses, and shops.

Sat Nav: CB4 1DL

WhatThreeWords: ///news.served.advice



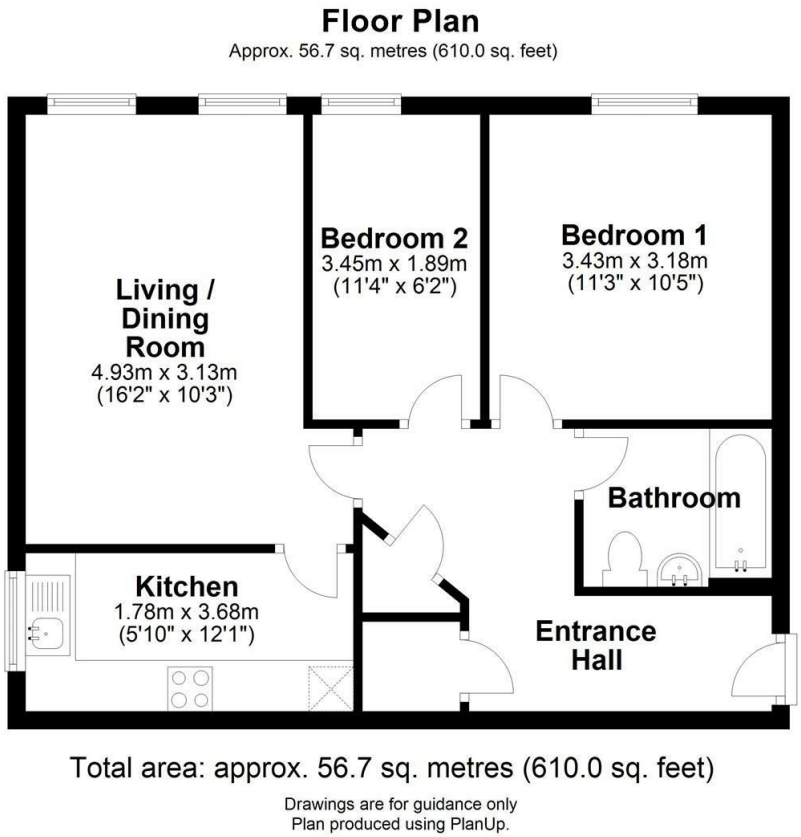




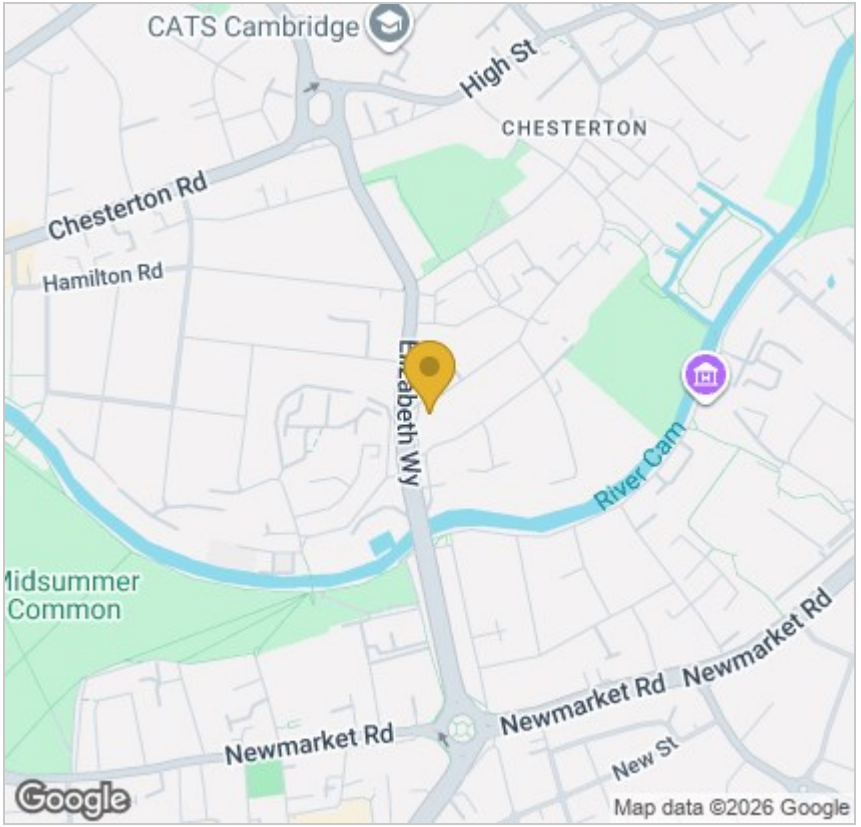




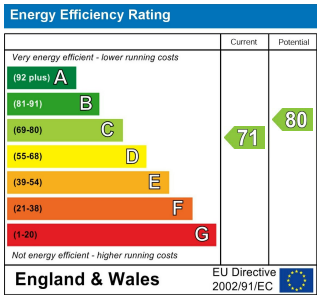
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold - Share of Freehold. Lease term of 999 years, 996 remaining. Service Charge £1,140p/a and Ground Rent of £0p/a
Council tax band: D

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