

Queensway

Cambridge, CB2 8AY

Guide price £260,000

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- No upward chain
- EPC rating - B/81
- Secure bike store
- Permit parking
- 1 bed, 1 bath, 1 recep
- Leasehold







Available with the benefit of no onward chain, this bright first-floor apartment has a south-facing balcony, permit parking and a useful secure bike store, moments from The Botanic Gardens.

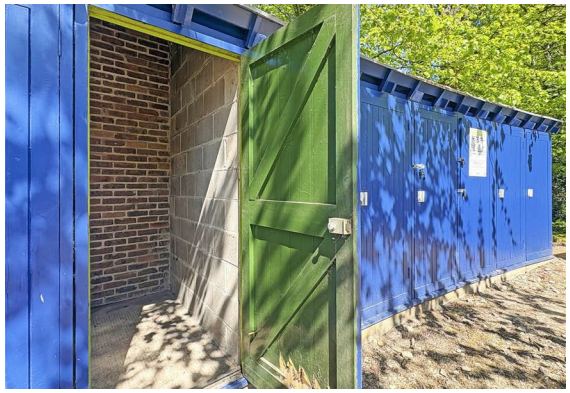
This modern first-floor apartment benefits from an abundance of light and delightful views from the live space, offering southerly aspects and a balcony fronting onto well-tended gardens. The property is gas central heated and double glazed throughout.

There is a bright open-plan living / dining room which has lovely views over Queensway's grounds. Adjoining the dining area is a kitchen which has been fitted with a range of base and eye-level units and has space / plumbing for various appliances.

The entrance hall has useful built-in storage cupboards. The bedroom is a particularly good size and has views over the front of the building. The bathroom has been fitted with a white 3-piece suite.

Outside, the development benefits from well-tended communal gardens. There is also plenty of residents parking at the front on a quiet no-through road. The property comes with 1 parking permit and a private secure bike store.

The Lease has about 80 years remaining. There is a service charge of









£1,259.64 per annum which includes buildings insurance and contributes towards upkeep of communal areas, and a sinking fund.

Queensway is an established scheme situated just off Trumpington Road. The development occupies an outstanding south city location close to the Nuffield Hospital, Cambridge University Botanic Garden and the City Centre.

Communications are excellent. Queensway is well placed for access to the A14/M11 road networks and Cambridge Railway Station, with direct links to London. The Trumpington Park & Ride bus stop is just an 8-minute walk from the property.

The property is less than a mile from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of restaurants and a wide range of shopping facilities.

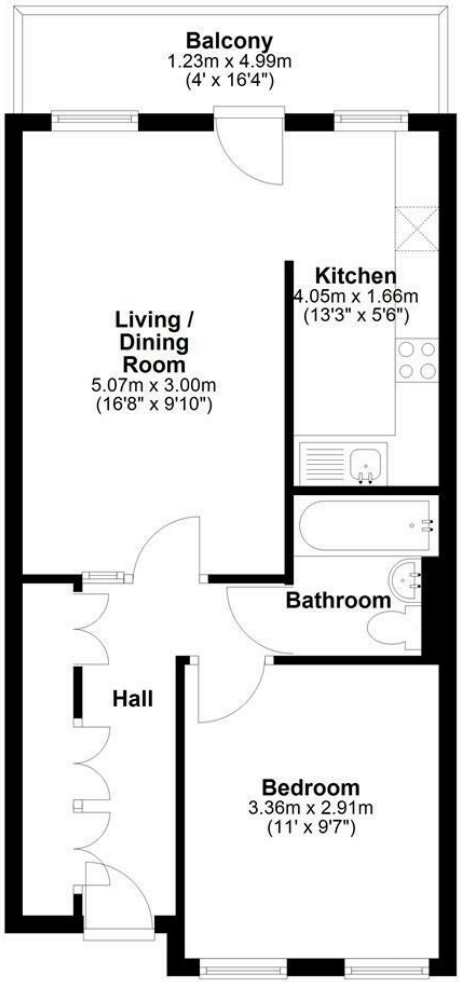




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Floor Plan

Approx. 44.1 sq. metres (474.7 sq. feet)

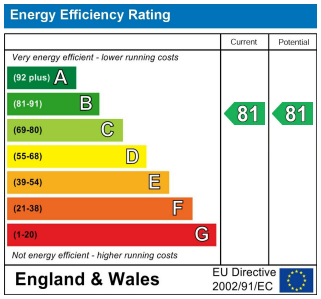


Total area: approx. 44.1 sq. metres (474.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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