



Bush & Co.



Flat 4 93 Tenison Road, Cambridge, CB1 2DJ

Guide Price £295,000 Leasehold - Share of Freehold



Energy Rating Band C

Location;

Tenison Road is located between Station Road and Mill Road, a thriving and expanding district with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages - catchment for St Paul's Primary School and Parkside. The mainline railway station to London Liverpool Street and Kings Cross is only a 6 minute walk away, also a short walk away from the City Centre.

Accommodation in detail;

Ground floor, secure reception hall with stairs to the first floor. First floor landing and timber door to the entrance hall with an entry phone system. Spacious Sitting/dining room with a large double-glazed window overlooking Tenison Road, electric radiator. Kitchen with a sink unit, range of wall and base units, electric hob and oven, an integrated dishwasher, freestanding fridge freezer and washing machine which are included in the sale. Double bedroom with a double-glazed bay window and electric radiator. Bathroom with panel bath and shower over, hand basin, WC and electric radiator.

Outside are communal grounds and to the back of the building is a secure enclosed bike store & a separate bin store.

Tenure: Leasehold with a share of Freehold

Service charge; £1,891.63 PA

NO ground rent

Services; Mains water, drainage and electricity



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

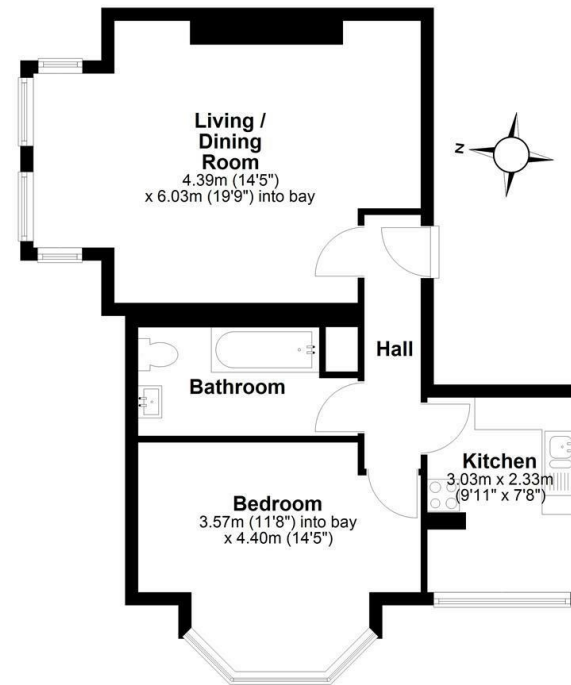
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan
Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 53.5 sq. metres (575.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

Fixtures & Fittings - Integrated dishwasher, freestanding fridge freezer and washing machine are included in the sale.

169 Mill Road
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Cambridgeshire
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www.bushandco.co.uk

