



Bush & Co.

20 Edgecombe, Cambridge

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Guide Price £155,000 Leasehold

About the Property

Edgecombe is a purpose built development of similar homes set around Cadwin Field, an open green space to the north side of the city, convenient for access to the Cambridge north railway station, A14 and Milton Road science/business parks. The historic city centre is less than 3 miles away and there are local shops and larger supermarkets nearby.

The property is a ground floor apartment featuring its own private garden space, with modern kitchen and bathroom, double glazing and gas radiator heating. Sold with the advantage of no upward chain, representing an ideal first time or investment purchase.

The hallway has wood effect laminate flooring and two built in cupboards. All rooms lead from here. The living room has wood effect laminate flooring and a window and door leading out to the garden.

There is a modern fitted kitchen with a range of wall and base units and work surfaces housing a stainless steel sink and drainer as well as gas and electric cooker points and plumbing for a washing machine. There are part tiled walls and tiled flooring in addition to a built in cupboard and recess housing the wall mounted gas fired boiler.

The spacious double bedroom has wood effect laminate flooring and a built in wardrobe.

There is a re-fitted three piece bathroom with curved end shower bath and glass screen, w.c and wash hand basin. Chrome heated towel rail, tiled walls and tiled flooring.

Outside - There is a private lawned garden to the rear of the property with a covered terrace area and gated access to the green behind. There is a secure storage cupboard located in the hallway by the front door.

TENURE - Leasehold

TERM - 86 years remaining

MAINTENANCE CHARGES - £803.78 PA

GROUND RENT - £10 PA

AGENTS NOTE: This property is being sold with an 86 year lease. However, the statutory process for a lease extension has already been formally initiated. This allows the incoming buyer to proceed directly with the subsequent steps to obtain a Lease Extension.

Property Highlights

- Purpose Built Apartment
- Ground Floor
- One Double Bedroom
- Modern Kitchen & Bathroom
- Double Glazing
- Gas Radiator Heating
- Private Garden
- No Upward Chain

Further Information

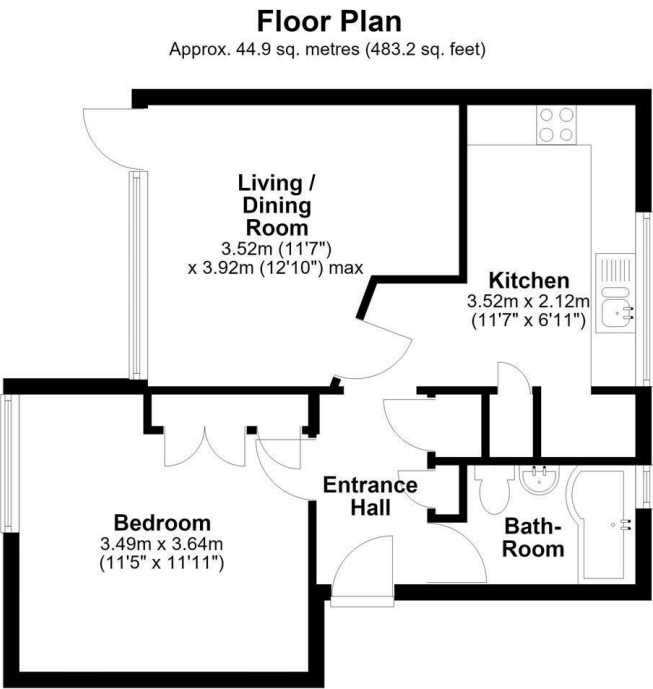
Tenure - Leasehold

Council Tax - Band A

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

Viewing - By appointment

20 Edgecombe, Cambridge



Total area: approx. 44.9 sq. metres (483.2 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales		EU Directive 2002/91/EC

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At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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