Bush & Co.

10 Chigwell Court, Cambridge

2 1 1 C

Guide Price £230,000 Leasehold

About the Property

10 Chigwell Court is located off Ditton Lane, off Newmarket Road allowing easy and convenient access to A14, M11 A11, Marshall's Airport, Sainsbury's Superstore at Coldhams Lane and Cambridge City Centre. Within close proximity are a range of shops and facilities.

The accommodation comprises; secure front door beside external storage cupboard, entrance hall leading to the sitting/ dining room with built-in storage cupboard housing a combination gas fired boiler, a door to rear garden and windows to side and front elevations. Kitchen is well fitted with a one and half sink unit, with a range of wall and base units, gas range cooker space for washing machine and slim line dishwasher. 2 bedrooms and bathroom.

Tenure: Leasehold, the term expires in 2123, there are 98 years remaining.

Service charge: £395pa

Ground rent: £10pa

Services: mains water, drainage, gas and electricity.

Agent notes: We have been advised that there is evidence of subsidence related movement. This is currently being monitored to determine if historic. Should you require further information, please feel free to make contact.

Property Highlights

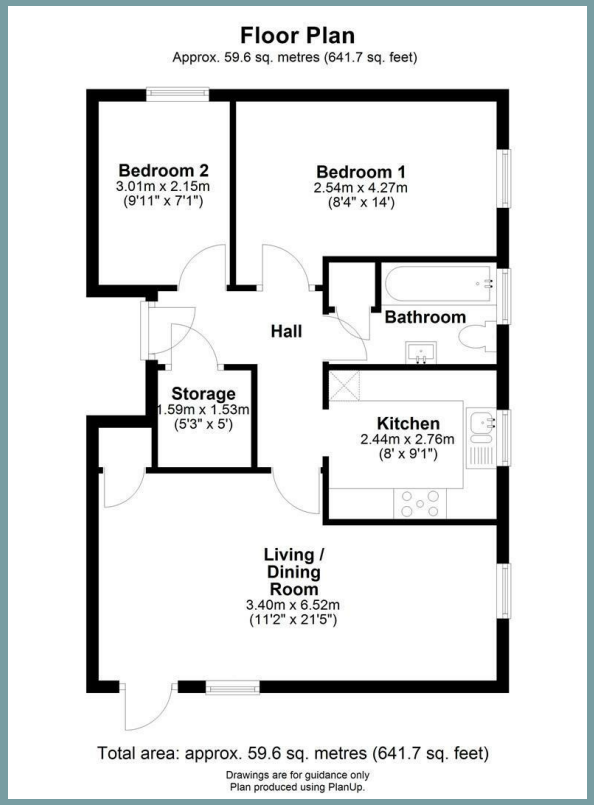
- Ground floor maisonette
- 2 bedrooms
- Beautifully presented
- NO CHAIN
- Gas fire central heating
- Double glazed windows
- Garden on 3 sides
- Off street parking
- Fitted kitchen
- Peaceful residential area

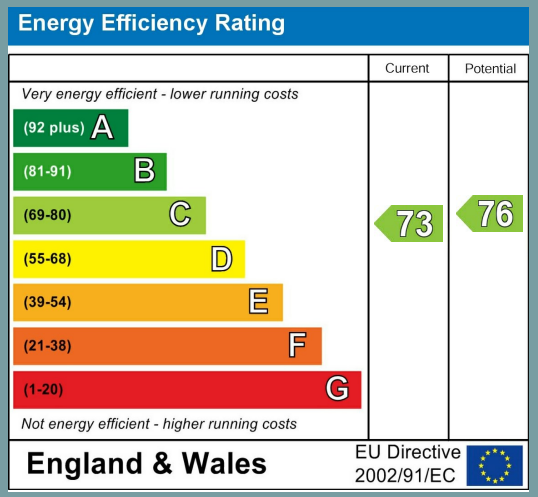
Further Information

Tenure - Leasehold
Council Tax - Band B
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

10 Chigwell Court, Cambridge

2 1 1 C





Exceptional service in Cambridge and the surrounding villages

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

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk

Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.