



Bush & Co.





## 62 St. Matthews Gardens, Cambridge, CB1 2PJ

Guide Price £315,000 Leasehold



St Matthews Gardens is a modern development of stylish apartments and townhouses set around an extensive central green with an underground car park beneath. The location allows for easy access to the city centre and railway station and there are significant retail and recreational facilities within easy walking distance including the Beehive Centre, Grafton Centre and Retail Park which are situated just moments away.

The property is situated on the edge of the large central green and is a spacious, well specified apartment with two large double bedrooms and two bathrooms. Available with the advantage of no upward chain.

The entrance hall has a double cupboard for coats and shoes etc as well as video intercom entry phone. The sitting/dining room has windows and a door to a Juliet balcony which overlooks the rear and offers plenty of space and light.

The fitted kitchen sits centrally and comprises a modern range of wall and base units and work surfaces with stainless steel sink and drainer as well as integrated appliances including electric oven and hob with extractor canopy over, fridge, freezer, washer dryer and dishwasher.

The three piece bathroom is also central with a mixer tap shower over the bath, low level w.c and wash hand basin. There are part tiled walls and an air extractor fan.

Bedroom one is a spacious double room with a large built in wardrobe and three piece ensuite shower room with window.

Bedroom two is another generous double room featuring windows and a door to a Juliet balcony in addition to a large walk in cupboard which houses the gas fired boiler.

Outside - There are very well kept communal gardens in addition to an allocated car parking space within the underground car park located below the central green.

TENURE - Leasehold

TERM - 125 years from January 2002 with 102 years remaining

MAINTENANCE CHARGES - £3526.53 PA

GROUND RENT - £300 PA

COUNCIL TAX - Band D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge





## Exceptional service in Cambridge and the surrounding villages

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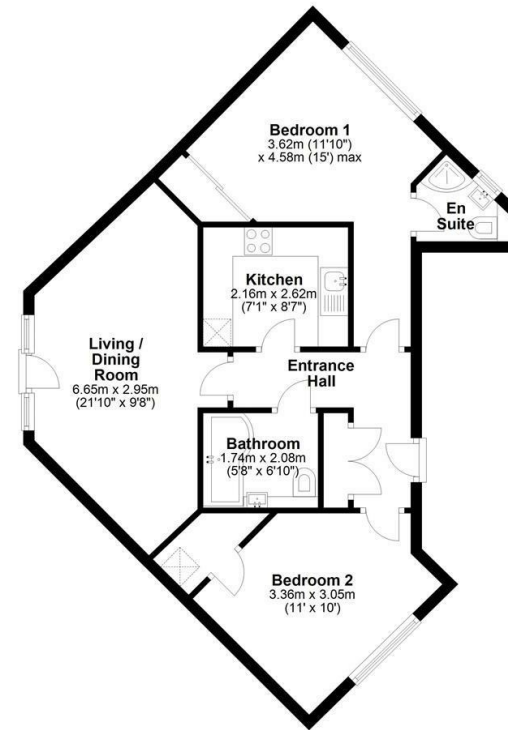
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### Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band D

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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