



Bush & Co.



3 Unity Court Mill Road, Cambridge, CB1 3AN

Guide Price £240,000 Leasehold



Energy Rating Band E

3 Unity Court is a good size apartment measuring over 714 SQFT, located in a private and convenient location. There are two staircases up to the flat, the main one is off Mill Road via a securely locked door and the other is off Catherine Street.

In brief the accommodation consists of an entrance hallway that gives access to all rooms with a WC just off. The living /dining room is light and airy with 2 large windows to the front aspect.

The kitchen has arranged of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances.

There are 2 double bedrooms, Bedroom 1, is located at the front of the apartment and has 2 large windows, bedroom 2 again is a double located to the rear of the property. The bathroom has a bath with shower attached and hand wash basin.

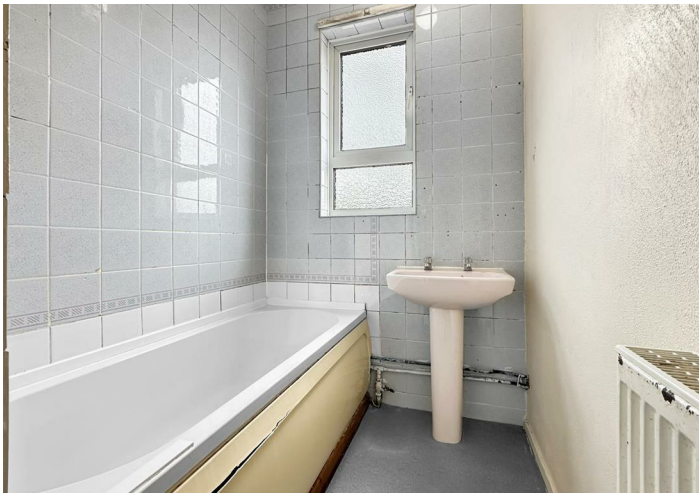
Outside there is a large communal terrace area.

TENURE - Leasehold 99 Years from March 2009, 83 Years Remaining

GROUND RENT - £150 Per Annum

SERVICE CHARGE – £240 Per Annum

Mill Road is a desirable location to the south side of the city with a friendly community spirit. There is a wealth of independent shops, cafes and facilities as well as easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.



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.

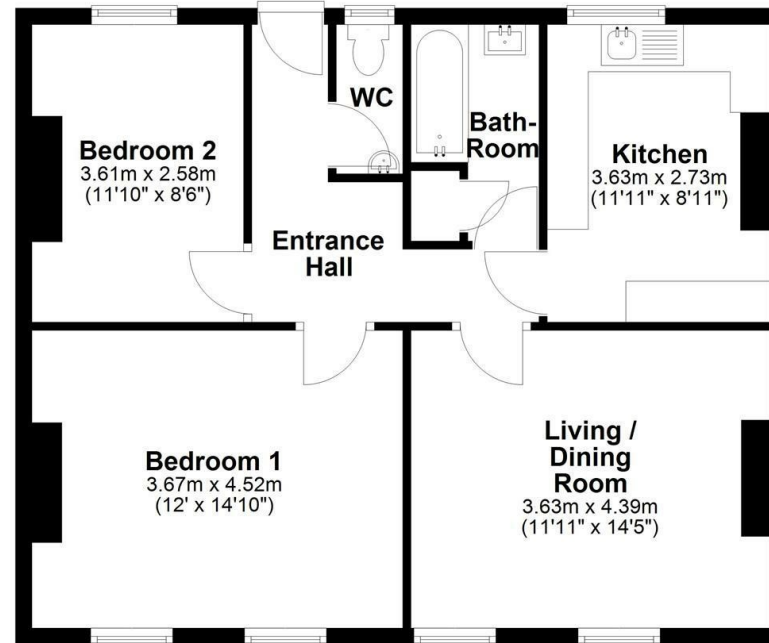
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01223 246262
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Floor Plan

Approx. 66.4 sq. metres (714.6 sq. feet)



Total area: approx. 66.4 sq. metres (714.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

