



Bush & Co.





## 4 Pinks Close, Cambridge, CB1 3FG

£275,000 Leasehold



Energy Rating Band B

In brief the accommodation consists; A welcoming entrance hallway, gives access to all rooms, there is a large storage cupboard.

The kitchen is modern in design, there is a range of matching cabinets and drawers, ample worksurfaces, integrated appliances, ample room for dining table and chairs finished with stylish splashback.

The living room, is light and airy with patio doors leading out to the private courtyard terrace.

The bedroom is a very good size double with window to front aspect, built in mirrored wardrobes.

The bathroom has a bath with shower over, WC, hand wash basin, finished with contemporary tiling.

Outside; there is off street parking, a small courtyard terrace directly from the living room, there are communal gardens and a cycle store.

Pinks Close sits on a small development off Coldhams Lane adjacent to Cambridge City Airport and the surrounding countryside, yet it is only a 5-minute cycle to Mill Road with its numerous independent pubs, bars, and cosmopolitan shops. There are various amenities and good schooling close by in Cherry Hinton For the commuter, it is easy to get either into or out of the city and the station is within easy cycling distance

TENURE: Leasehold: 125 years from 2019, therefore 118 years remaining

GROUND RENT: £300 Per Annum

SERVICE CHARGE: £1504.64 Per Annum







## 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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- \* Social media campaigns
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- \* Media tours

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**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

## 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](http://www.bushandco.co.uk)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

