



Bush & Co.





## 29 Petersfield Mansions, Petersfield, Cambridge, CB1 1BB

**Guide Price £350,000 Leasehold**



Energy Rating Band C

29 Petersfield Mansions sits in an enviable position on the development, with pleasant views over green space. The large windows to the front create a wealth of light, particularly in the large sitting room and measures over 576 SQFT., there is underfloor electric heating throughout.

The apartment couldn't be better positioned for access to the city centre, Cambridge train station, and the Mill Road area, one of the most bustling, cosmopolitan, and multi-cultural parts of the city, and is being sold with no onward chain.

In brief, the accommodation consists of a wide, welcoming entrance hall, which gives access to all rooms. There is a storage cupboard. The living/dining room is light and airy, measuring over 18ft into the bay window, which has lovely views over the green space.

The kitchen has a range of matching cabinets and drawers, ample work surfaces, space, and plumbing for various appliances.

The bedroom is a comfortable double, located at the rear of the apartment, overlooking the communal courtyard gardens. There are built-in wardrobes on both sides of the bedroom

The bathroom has a bath with a shower over, hand wash basin, a WC, and tiled flooring

Outside. The apartment comes with an underground allocated parking space; there is further visitor parking available, and the parking is accessed by an electric wrought iron gate for security.

Lease details: 999 years from 1st July 1994 until 31st December 2992

Ground rent and service charge: £1056 twice yearly

Review on ground rent/service charge yearly







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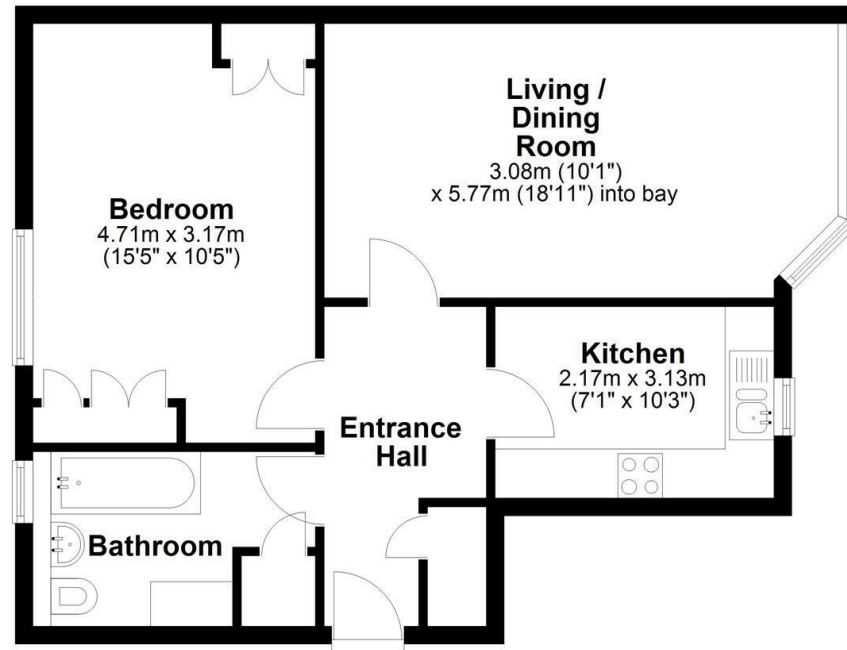
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## Floor Plan

Approx. 53.6 sq. metres (576.4 sq. feet)



Total area: approx. 53.6 sq. metres (576.4 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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