



Bush & Co.

22 Cavendish Road, Cambridge - Guide Price £175,000

Cavendish Road is a sought after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles.

The property is a purpose built ground floor studio apartment which is sold with the advantage of no upward chain.

The property can be accessed via doors to both the front - from the street, and back - to the car park. There is a well proportioned bed/sitting studio room with window to the front elevation and three useful fitted storage cupboards/wardrobes. Ample room for both bed and living furniture.

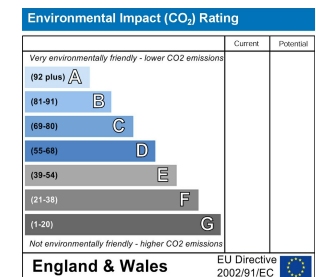
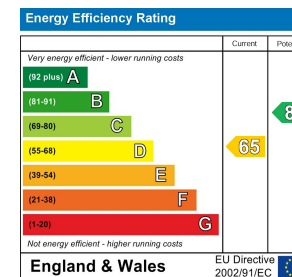
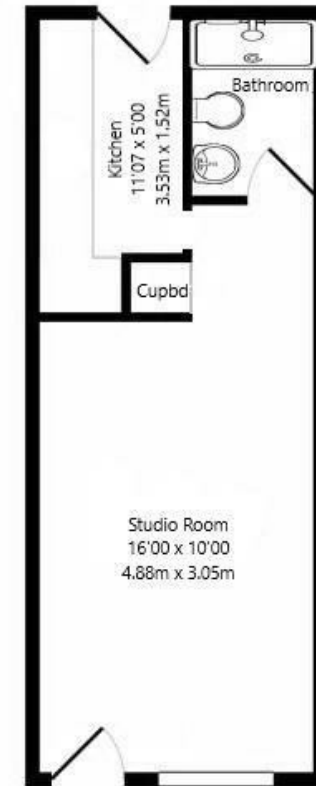
The inner hallway has an airing cupboard and leads to both the

kitchen and bathroom. The bathroom has a three piece suite and window to the rear elevation. The fitted kitchen comprises a range of units and work surfaces and a door leads to the back of the property.

Outside - There is an allocated car parking space within the rear car park as well as communal bicycle and bin stores.

TENURE - Leasehold
 TERM - Current lease can be extended to 219 years from completion
 MAINTENANCE CHARGES - TBC
 GROUND RENT - £30 Per Annum
 POSTCODE - CB1 3AF
 COUNCIL TAX - Band A
 SERVICES - All mains services apart from gas are believed to be connected to the property
 LOCAL AUTHORITY - Cambridge

Total Area - 280 Sq ft ... 26 Sq m



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:
 169 Mill Road, Cambridge CB1 3AN
 01223 246262 sales@bushandco.co.uk

Lettings Office:
 8 The Broadway, Mill Road, Cambridge CB1 3AH
 01223 508085 Lettings@bushandco.co.uk