



Bush & Co.



16 Coggeshall Close, Cambridge - Guide Price £215,000

Coggeshall Close is ideally located for access to the A14 and Cambridge North Railway Station via the Chisolm Trail. The city centre is also just over two miles away and there are several shops and supermarkets within the vicinity.

This spacious first floor flat shares secure communal access with just one other property and there is only one neighbouring home below. Sold with the advantage of no upward chain and benefitting from double glazing and a gas fired radiator heating system. Cosmetic updating would be beneficial throughout.

The communal hallway, with a lockable entrance door, serves two flats and stairs rise to the first floor accommodation where the entrance door leads to a hallway with loft hatch and airing cupboard housing a hot water cylinder. The dual aspect open plan living dining room is a generous light filled space and there is a separate kitchen offering a range of wall and

base units combined with integrated electric oven and hob as well as the wall mounted gas fired boiler and plumbing for washing machine. Bedroom one is a large double bedroom with built in wardrobe. Bedroom two is a well proportioned room and there is a study/store room that could be used as an occasional room if required. The three piece bathroom has a window and part tiled walls.

Outside - There is an off street parking space available and a secure storage cupboard.

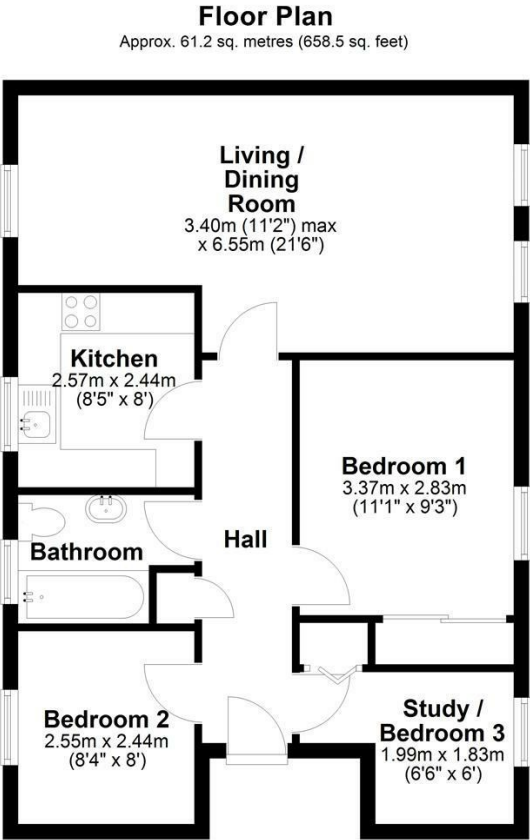
TENURE - Leasehold  
TERM - Lease expires 8th March 2112  
MAINTENANCE CHARGES - £404.54 PA (based on 2024 accounts)  
GROUND RENT - £10 per annum  
COUNCIL TAX - Band B  
SERVICES - All mains services are believed to be connected to the property  
LOCAL AUTHORITY - Cambridge City Council

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Total area: approx. 61.2 sq. metres (658.5 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		