



Bush & Co.



4 Tom Amey Court St. Philips Road, Cambridge, CB1 3UX

Guide Price £250,000 Leasehold



Energy Rating Band D

4 Tom Amey Court is a fantastic duplex apartment that has been extensively modernized throughout. The accommodation is arranged over 2 floors, measuring over 573 SQFT, being sold with the advantage of no onward chain.

The accommodation in brief consists of: A double-glazed front door that leads to stairs that give access to a hallway, there are 2 storage cupboards, and stairs to the second floor. The newly fitted kitchen is contemporary in design. There is a range of matching cabinets and drawers, ample work surfaces, an integrated oven, 4-ring hobs with extractors above, an integrated dishwasher, and space and plumbing for appliances. The living /dining room is light and airy with 2 windows to the front aspect.

The second-floor accommodation has a double bedroom with a built-in wardrobe. The newly fitted bathroom has a bath, there is a separate shower cubicle, a WC, a hand-wash basin, a heated towel rail, and is finished with modern floor-to-ceiling tiling.

Outside, there is secure storage and off-street communal parking.

St Philips Road is a desirable residential location 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 just over 1 mile away; the railway station is around 0.7 miles, and Addenbrooke's hospital biomedical campus is less than 2 miles.

TENURE – Leasehold, Lease commenced on 4th August 2002, expires October 2127, 102 years remaining.

GROUND RENT - £10 per annum

SERVICE CHARGE – Circa £450 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.

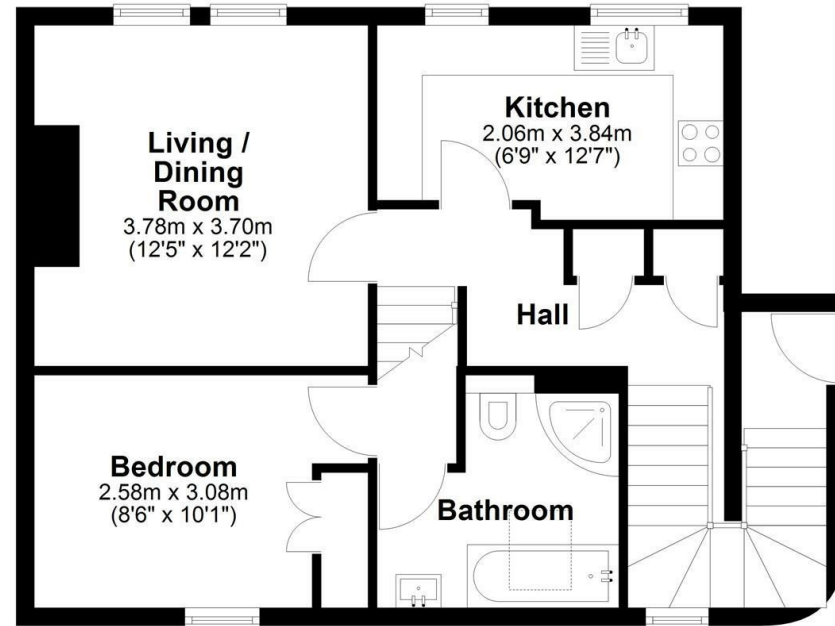
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Floor Plan

Approx. 53.3 sq. metres (573.2 sq. feet)



Total area: approx. 53.3 sq. metres (573.2 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

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