



Bush & Co.



## 19 Hampden Gardens, Cambridge, CB1 3EL

**Guide Price £325,000 Leasehold**



2



1



1



B

Hampden Gardens is a modern development of townhouses and apartments which are located off Cromwell Road, to the south side of Cambridge, which offers convenient access to the city centre, railway station and the Addenbrookes Hospital Biomedical Campus. There are plenty of retail and leisure facilities nearby as well as all the independent shops and cafes Mill Road has to offer.

The property is a well proportioned first floor apartment with communal gardens and secure underground car parking. There are double glazed windows and a gas radiator heating system.

The entrance door leads to a central hallway which has two storage cupboards and allows access to all rooms.

The open plan sitting/dining/kitchen provides spacious and modern living space with a window overlooking the grounds and wood effect flooring. The fitted kitchen area comprises a range of wall and base units with work surfaces, an integrated electric oven and hob with extractor over and plumbing for both washing machine and dishwasher.

Bedroom one is a generous double room with built in wardrobes and double French doors to a Juliet balcony. Bedroom two is another well proportioned room and there is a three piece bathroom with shower over the bath, part tiled walls and a chrome heated towel rail.

**Outside** - There are particularly well kept communal gardens at the back and visitor car parking spaces to the front. The property comes with an allocated parking space within the secure underground car park.

**TENURE - Leasehold**

**TERM** - 125 years from 1st January 2006

**MAINTENANCE CHARGES** - £250 PCM to include water and buildings insurance

**GROUND RENT** - £300 PA

**COUNCIL TAX** - Band C

**SERVICES** - All mains services are believed to be connected to the property

**LOCAL AUTHORITY** - Cambridge



## 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.

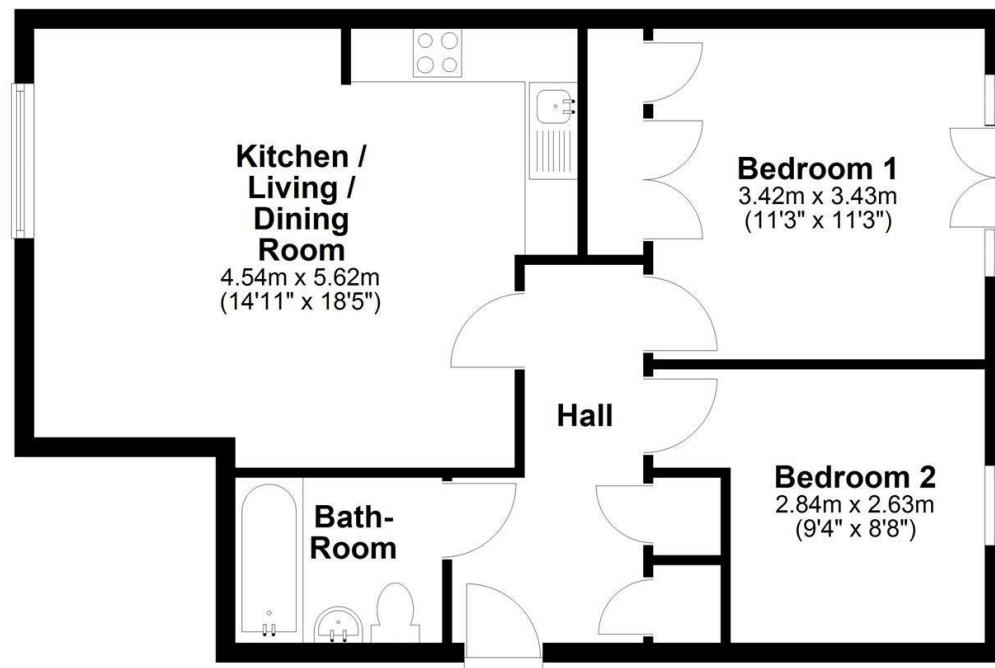
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

## Floor Plan

Approx. 58.0 sq. metres (624.7 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band C

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)

