



Bush & Co.



11 Oyster Row, Cambridge  
Guide Price £195,000

Regatta Court is a modernised ground floor, one bedroom apartment in a purpose built block located close to the River Cam with superb communal gardens and residents parking. The apartment comprises secure entrance hall, timber front door to sitting room/fitted kitchen, double bedroom and ensuite bathroom. Double glazed windows and electric heating. Ideal first purchase or investment.

LOCATION:

Regatta Court is situated off Oyster Row, towards Garlic Row which is off Newmarket Road allowing easy and convenient access to the city centre, riverside walks, A14, M11 and A11. Located nearby are a range of local shops, amenities and a Tesco Superstore.

The accommodation in detail has secure communal entrance hall, timber front door to open plan sitting room/kitchen, with double

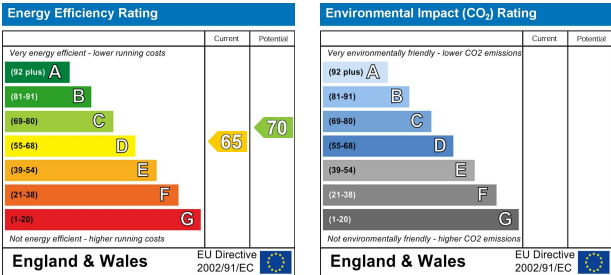
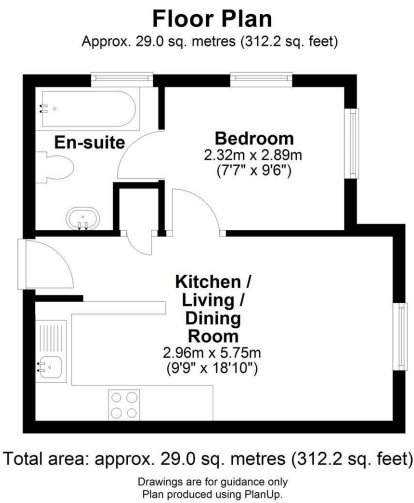
glazed window, electric storage heater, opening to a fitted kitchen with sink unit, range of wall and base units, electric hob, oven, fridge space, extractor fan and cupboard with electric water heater. Double bedroom with ensuite bathroom featuring a panel bath with shower over, hand basin and WC, tiled surrounds.

Outside are well maintained communal gardens with trees, shrubs and pond. Allocated parking.

TENURE - Leasehold  
TERM - 85 years remaining  
MAINTENANCE CHARGES - £800 PA  
GROUND RENT - £150 PA  
COUNCIL TAX - Band B  
SERVICES - Mains electricity, water and drainage connected  
LOCAL AUTHORITY - Cambridge

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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