



Bush & Co.



Flat 38, Regatta Court Oyster Row, Cambridge  
Guide Price £215,000

Regatta Court is a finely presented, ground floor 1 bedroom apartment located close to the river Cam, situated in a well maintained development. The apartment comprises entrance hall, open plan sitting room/kitchen, double bedroom and shower room. Double glazed windows and electric heating. Communal gardens and allocated parking space.

**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:  
  
Sitting room with double glazed window and door to the gardens, wood laminate flooring, electric

storage radiator.  
The kitchen has a sink unit, range of wall and base cupboards, electric hob and oven, plumbing for washing machine, extractor hood and fridge space.  
There is a double bedroom with double glazed window overlooking the garden and electric panel radiator.  
The stylish re-fitted shower room comprises a modern three piece suite with heated towel rail and part tiled walls.

Outside are well maintained gardens with trees and shrubs, pond and residents car park.

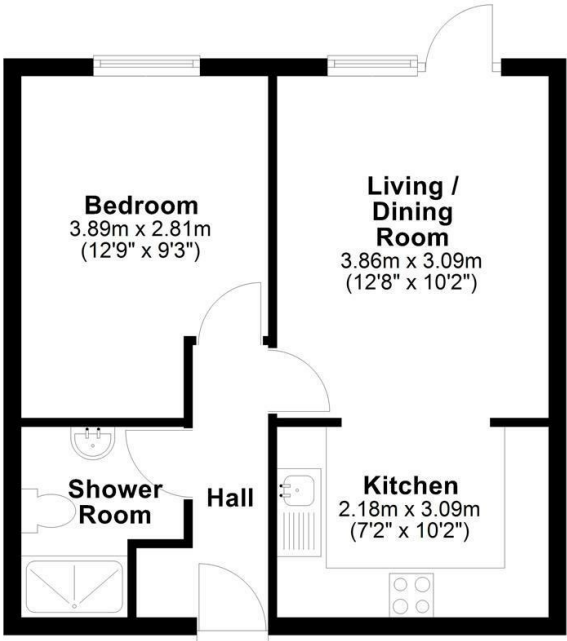
**TENURE** - Leasehold  
**TERM** - 85 years remaining  
**MAINTENANCE CHARGES** - £800 PA  
**GROUND RENT** - £150 PA  
**COUNCIL TAX** - Band B  
**SERVICES** - Mains electricity, water and drainage connected  
**LOCAL AUTHORITY** - Cambridge

**IMPORTANT NOTICE**

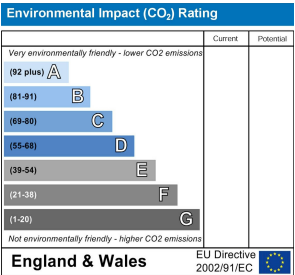
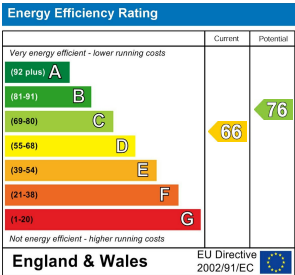
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**Ground Floor**  
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 36.9 sq. metres (397.2 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.



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