



Bush & Co.



## 18 Montreal Road, Cambridge, CB1 3NP

Guide Price £425,000 Leasehold



Energy Rating Band B

Montreal Road is a quiet street located off Mill Road, in a desirable position to the southern side of the city, with a friendly atmosphere and strong community spirit. Mill Road offers a wealth of independent shops, cafes and facilities, allowing easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.

The property is a first and second floor duplex apartment, built around 2018, forming part of an exclusive, high specification small development with beautifully kept shared gardens, secure parking space and bicycle storage. The apartment is exceptionally light and spacious throughout, featuring large windows which highlight the stylish décor.

The communal entrance door utilises a secure video entry system and stairs lead to the first floor.

The hallway provides storage for coats and shoes and stairs rise to the second floor living space.

The principal bedroom is a well proportioned double room with built in wall to wall wardrobes and glazed doors to a superb covered balcony offering a delightful outlook over the gardens. The well appointed ensuite is fully tiled with a walk in shower, w.c and wash hand basin.

Bedroom two is an equally generous double room with built in wardrobe.

The three piece shower room is fully tiled with shower enclosure, w.c and wash hand basin.

The stunning top floor accommodation is open plan with an abundance of natural light courtesy of large dual aspect rooflights within the high vaulted ceilings. The superb fitted kitchen area comprises a range of wall and base units with stone work surfaces and inset stainless steel sink. A full complement of integrated appliances include electric oven, induction hob with extractor over, dishwasher, washer dryer, fridge and freezer. There is a cupboard housing the hot water cylinder and recessed fitted shelving unit.

Outside - There are beautifully kept communal garden areas and an allocated secure car parking space in addition to the residents bicycle store.

TENURE - Leasehold

TERM - 125 years from 2017

MAINTENANCE CHARGES - TBC

GROUND RENT - £250 PA



## Exceptional service in Cambridge and the surrounding villages

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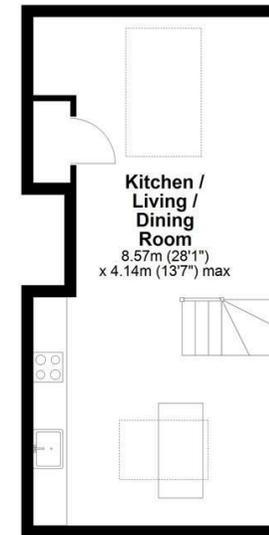
### Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 70.9 sq. metres (762.8 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

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