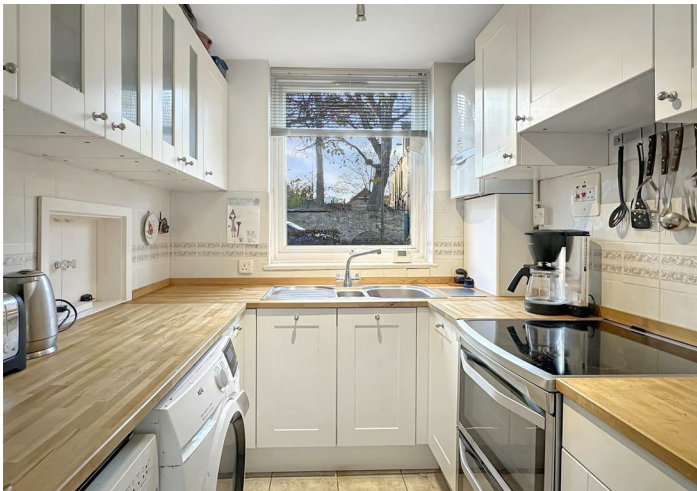




Bush & Co.



11 Fenners Lawn, Cambridge, CB1 2EH

Guide Price £550,000 Leasehold - Share of Freehold



Energy Rating Band C

Fenners Lawn is located off Gresham Road located in one of Cambridge's most popular and prestigious residential areas to the south of the city centre overlooking Fenners Cricket Ground. The location allows convenient access to local facilities, including Addenbrooke's Hospital, Hills Road and Long Road Sixth Form Colleges, St Paul's Primary School, Cambridge Railway Station and also excellent access to A11 and M11.

The accommodation offers, timber front door to entrance hall with 4 storage cupboards and laminate flooring. Sitting/ dining room with large double glazed picture window and door overlooking the cricket ground, access to communal gardens and 2 radiators.

Kitchen comprising a one and half sink unit with a range of wall and base units, plumbing for washing machine, dishwasher and fridge space, electric cooker point, tiled surrounds and double-glazed window to front elevation.

Bedroom 1 with double glazed window overlooking cricket ground and gardens, built in wardrobes and radiator. Bedroom 2 with double glazed window overlooking the cricket ground and gardens, radiator. Shower room with shower cubicle, hand wash basin and WC, tiled surrounds and double glazed window, towel rail.

Outside are well maintained communal gardens and single garage.

Tenure: Leasehold with original term of 999 years. Share of freehold company.

Ground rent: £5 Per Annum.

Service charge: £1920 Per Annum up to June 2025.

Services: Mains water drainage, gas and electricity.



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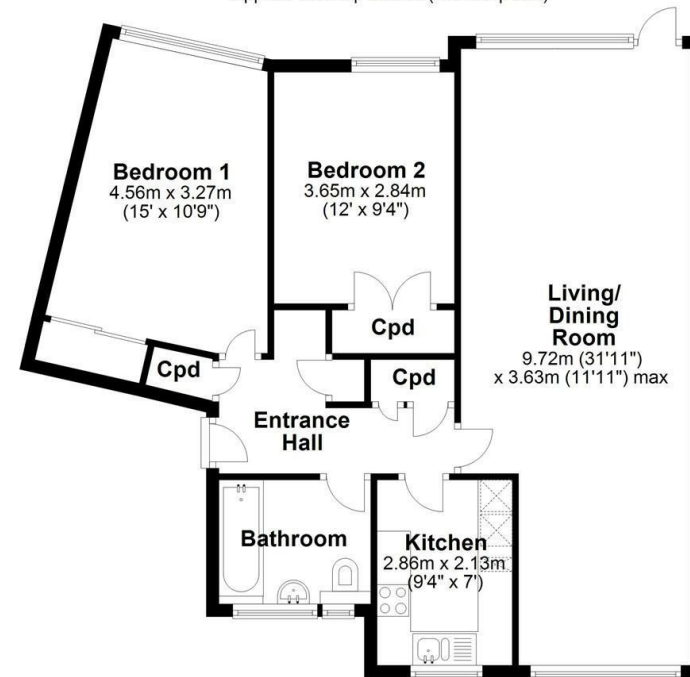
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Floor Plan

Approx. 80.6 sq. metres (867.9 sq. feet)



Total area: approx. 80.6 sq. metres (867.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

11 Fenners Lawn, -

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band E

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

