



Bush & Co.



## Flat 5, 56 Bateman Street, Cambridge, CB2 1LR

Guide Price £275,000 Leasehold



Bateman Street is a delightful location in the prestigious Newtown area of the city, off Hills Road, just a short walk to the historic city centre and mainline railway station. There are an abundance of shops, cafes and restaurants at the end of the street and highly regarded schooling is available nearby, as are the renowned Botanical Gardens.

The property is a top (3rd) floor apartment which is sold with the advantage of no upward chain. There is a gas radiator heating system and use of a shared garden space.

Stairs from the communal hallway lead up to the apartment and the entrance door takes you into a hallway with a large built in storage cupboard and intercom entry phone.

The living/dining room is a generous space with dual aspect windows. There is a gas fired boiler.

The kitchen comprises a range of wall and base units with work surfaces as well an integrated electric oven and gas hob. Additionally plumbing for a washing machine.

The double bedroom features dual aspect windows and there is a three piece bathroom with shower over the bath.

Outside - The apartment has use of a shared garden to the rear.

Residents permit parking operates within the area.

TENURE - Leasehold

TERM - 149 years remaining

MAINTENANCE CHARGES - £ TBC

GROUND RENT - Peppercorn

COUNCIL TAX - Band D

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

LOCAL AUTHORITY - Cambridge City Council

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



## 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.

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- \* Media tours

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**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

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## Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

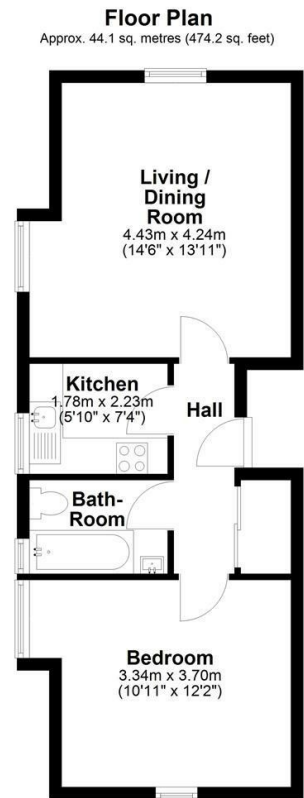
169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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Total area: approx. 44.1 sq. metres (474.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

