



Bush & Co.

36 Arber Close, Bottisham, Cambridge
Guide Price £175,000

Bottisham is a traditional village located around 6 miles to the east of Cambridge and around 7 miles from Newmarket. It is conveniently positioned for access to the A14 and there are a wealth of facilities including a medical centre, local supermarket and pub. There is schooling for all ages including the highly regarded Bottisham village college. The picturesque National Trust property - Anglesey Abbey is nearby.

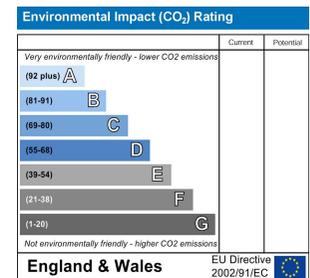
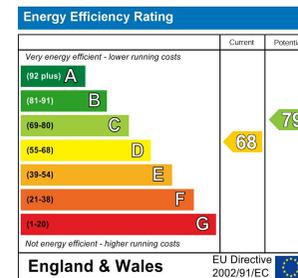
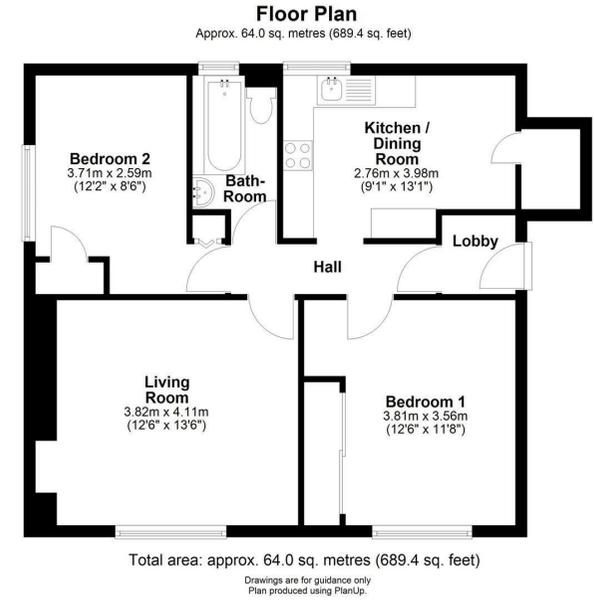
The property is a well presented and updated two double bedroom first floor apartment which benefits from double glazing and electric storage heating. There is a new lease currently being formed, which will pass to the next owner and the property is sold with the advantage of no upward chain.

The communal entrance, on the ground floor, has stairs rising to the first floor where the flat is located. There is an entrance lobby, perfect for shoes and coats, which leads to the central hallway with doors to all rooms. The living room is particularly spacious and features recessed shelving and t.v

storage. The stylish re-fitted kitchen/dining room comprises a range of wall and base units and work surfaces with integrated appliances including electric oven, hob, extractor canopy, fridge, freezer and dishwasher in addition to plumbing for a washing machine. There is a large walk in cupboard, tiled flooring and tiled splash backs. The main bedroom is a large double room with built in wardrobe. Bedroom two is a further generous double room with built in wardrobe and cupboard housing the hot water cylinder. The three piece bathroom has a shower over the bath. There are part tiled walls and flooring.

Outside - There are communal garden areas and a parking area for residents.

TENURE - Leasehold
TERM - New 125 Year Lease Being Prepared
MAINTENANCE CHARGES - £475 Twice Yearly
GROUND RENT - £350 PA
BUILDINGS INSURANCE - £1020.54 PA
COUNCIL TAX - Band A



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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