



Bush & Co.



10 Chigwell Court, Cambridge, CB5 8TY

Guide Price £250,000 Leasehold



Energy Rating Band C

10 Chigwell Court is located off Ditton Lane, off Newmarket Road allowing easy and convenient access to A14, M11 A11, Marshall's Airport, Sainsbury's Superstore at Coldhams Lane and Cambridge City Centre. Within close proximity are a range of shops and facilities.

The accommodation comprises; secure front door beside external storage cupboard, entrance hall leading to the sitting/ dining room with built-in storage cupboard housing a combination gas fired boiler, a door to rear garden and windows to side and front elevations. Kitchen is well fitted with a one and half sink unit, with a range of wall and base units, gas range cooker space for washing machine and slim line dishwasher. 2 bedrooms and bathroom.

Tenure: Leasehold, the term expires in 2123, there are 98 years remaining.

Service charge: £395pa

Ground rent: £10pa

Services: mains water, drainage, gas and electricity.

Agent notes: We have been advised that there is evidence of subsidence related movement. This is currently being monitored to determine if historic. Should you require further information, please feel free to make contact.



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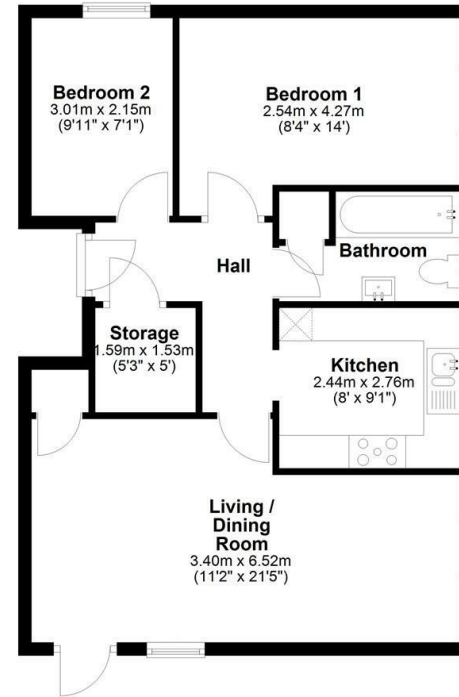
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Floor Plan

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 59.6 sq. metres (641.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - The White goods including the fridge, dishwasher, washing machine, and range cooker are included in the sale.

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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