



Bush & Co.



29 Ruth Bagnall Court, Cambridge, CB1 3NU

Asking Price £200,000 Leasehold



Energy Rating Band B

Coleridge Road is located in the Mill Road area and is one of the most bustling, cosmopolitan, and multi-cultural parts of the City. Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants, and bars, and the surrounding streets have some of the most interesting tucked-away pubs in Cambridge.

The accommodation in details, secure communal entrance hall with stairs to the third second floor, landing timber door, to entrance hall with laminated flooring, shower room well fitted with shower cubicle, hand wash basin, WC, tiled surrounds, extractor fan and towel rail, studio with laminated flooring fitted bed platform, double glazed window and electric storage radiator. The kitchen area is well fitted and presented with sink unit, wall and base units, electric hob and oven, extractor hood, plumbing for washing machine, fridge space, and double-glazed window.

Outside, bike and bin storage. Undercroft allocated parking space.

Tenure; Leasehold Term 125 years from May 2006

Service charge: £1,906.74pa

Ground rent: £200pa

Services: mains water, drainage, and electricity.

Council tax: A



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.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

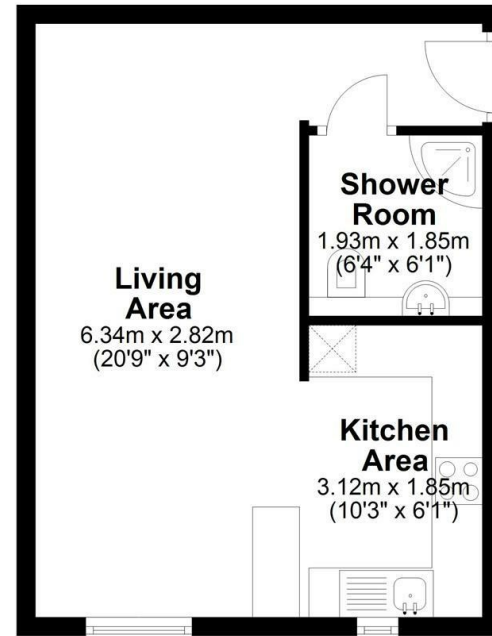
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 30.2 sq. metres (325.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band A

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

