



Bush & Co.

7 Amblecote House East Road, Cambridge - Guide Price
£275,000

Situated in a prime location just moments from the city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive Centre proposing large scale, world class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces.

The property is a duplex apartment occupying the top two floors, providing spacious and thoughtfully planned accommodation. The sale will be completed with the advantage of no upward chain and is therefore available for quick occupation.

The private entrance door leads to a central hallway with doors to the kitchen and sitting room as well as stairs rising to the upper floor level. The spacious sitting room features a large bay window and fireplace with alcove storage to both sides in addition to tiled flooring. The kitchen comprises a fitted range of wall and base units and work surfaces with integrated electric oven, gas hob, washing machine and

dishwasher. There is a tiled floor and built in cupboard housing the wall mounted gas fired boiler.

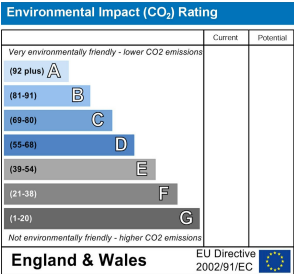
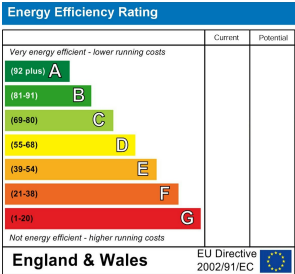
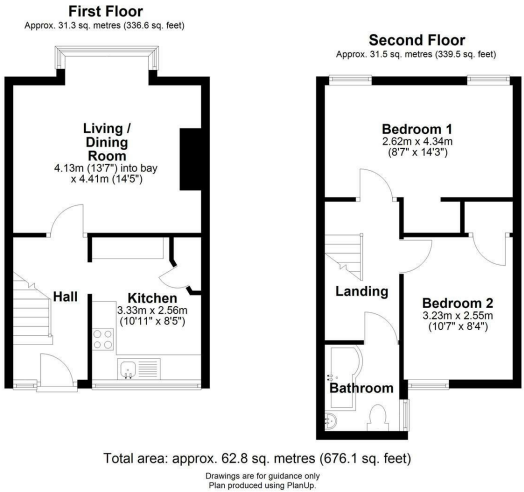
The upper (top) floor contains a landing allowing access to two double bedrooms which both have built in cupboards and a re-fitted modern three piece bathroom with curved end shower bath as well as tiled walls and flooring.

Outside, there is parking available for one vehicle with a residents permit; large and secure bicycle and storage shed. Set amongst several outdoor communal garden spaces and greens.

TENURE - Leasehold
TERM - Approx 89 years remaining
MAINTENANCE CHARGES - £800.39 PA (paid quarterly). Additional charges are payable on average every 5-7 years to pay for repair and redecoration of communal areas. Estimate for 2026 is £671.04
GROUND RENT - £10 PA
COUNCIL TAX - Band B
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge City

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.



Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 Lettings@bushandco.co.uk