



Bush & Co.



116 Tamarin Gardens, Cambridge, Cambridgeshire, CB1 9GJ

Guide Price £199,995 Leasehold



Tamarin Gardens is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a very well cared for top floor apartment which offers well proportioned accommodation with particularly high ceilings and benefits from double glazed windows, electric heating and allocated parking. The property has a recently extended long lease and is sold with the advantage of no upward chain.

The central entrance hall has a built in cupboard for coats and shoes etc and provides access to all rooms. The open plan kitchen/living/dining room offers an abundance of space and light courtesy of twin windows with a pleasant outlook. There is a built in storage cupboard in the living area and the kitchen comprises a range of wall and base units with work surfaces and splash back tiling in addition to a stainless steel sink and drainer, plumbing for washing machine and space for cooker and fridge.

The generous double bedroom features a large built in wardrobe and wood effect flooring. The modern re-fitted bathroom has a three piece suite with shower over the bath and part tiled walls.

Outside - There are well kept communal garden areas as well as cycle storage and bin store. One allocated car parking space comes with the property.

TENURE - Leasehold

TERM - 151 years remaining

MAINTENANCE CHARGES - £1194.48 PA

GROUND RENT - Peppercorn

COUNCIL TAX - Band B

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

LOCAL AUTHORITY - South Cambridgeshire

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.

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.

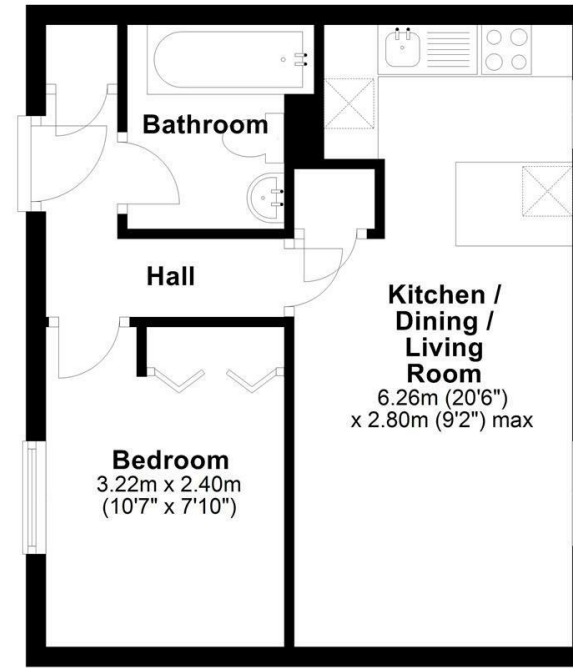
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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

Established. Independent. Passionate

Floor Plan

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 33.1 sq. metres (355.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

www.bushandco.co.uk

