



Bush & Co.



15 Berrylands, Milton Road, Cambridge, CB4 1XW

£325,000 Leasehold - Share of Freehold



2



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1



D

Energy Rating Band D

Berrylands is located off Milton Road east of the City Centre, with a range of local shops and services, a number of local Inns, river walk by the Cam, access to Science Park, Grafton Centre, City Centre, A14 and M11.

The accommodation comprises, communal entrance hall with stairs to first floor, a timber front door to leads to the entrance hall. The sitting/ dining room with a large double glazed picture window, wall and ceiling lights and radiator. Kitchen comprising sink unit with a range of wall and base units, larder cupboard gas cooker point, gas fired boiler serving central heating and hot water, plumbing for washing machine and a window to front elevation.

Bedroom 1 is a generous sized double with a window overlooking the rear gardens, cupboard and radiator, bedroom 2 is a generous size with window overlooking the rear gardens and radiator. Bathroom with panel bath, hand wash basin and WC, tiled surrounds and radiator.

Outside, well maintained communal gardens, parking and single garage.

Tenure: Leasehold and share of Freehold interest. BERRYLANDS RESIDENTS COMPANY (CAMBRIDGE) LIMITED own the Freehold and the leaseholders are shareholders.

Lease: 999 Years from June 1970 with 944 years remaining

Service charge: £1,367.56 per annum

Services: Mains water, drainage electricity and gas



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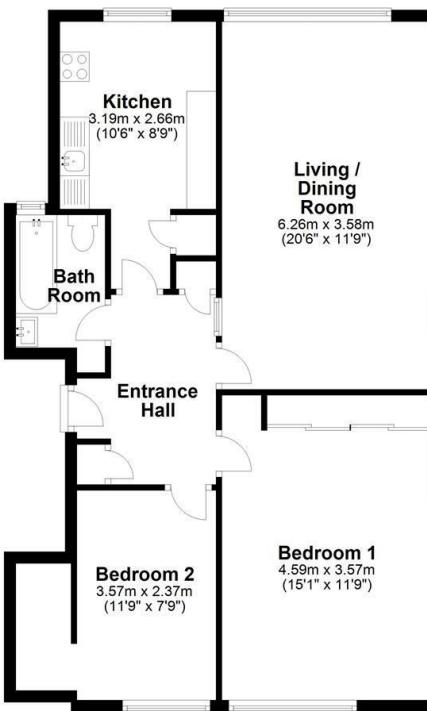
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Floor Plan

Approx. 75.4 sq. metres (811.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
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