



Bush & Co.



## 4 Old St Pauls Russell Street, Cambridge, CB2 1HA

**Guide Price £325,000 Leasehold - Share of Freehold**



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Energy Rating Band C

4 Old St. Paul's is an attractive duplex apartment offering light-filled accommodation arranged over two floors, measuring over 473 SQFT, sensitively modernised to combine the amenities of modern living with retained period features, including beautiful arched windows.

In brief, the accommodation consists of: a welcoming entrance hallway has stairs rising to the first floor, space and plumbing for appliances. The bedroom is a double with a bespoke arched window to the front aspect. The refitted shower room has a large shower, WC, hand wash basin, finished with modern tiling, and there is a large storage cupboard.

The first-floor accommodation is split by the staircase, which ideally separates the kitchen from the living area. The kitchen has a range of matching cabinets and drawers, ample work surfaces, space and plumbing for various appliances, and space for a table and chairs. There are 2 bespoke arched windows which allow for plentiful natural light.

Outside, the property is approached off Russell Street via a communal entrance door, which provides access to the apartment in the development. The property also has allocated parking as well as a bicycle store.

Old St Paul's is located on Russell Street just off Hills Road, within walking distance of the city centre, the Botanical Gardens and Cambridge railway station. There are excellent everyday shopping facilities along Hills Road and further comprehensive shopping facilities a short walk from the city centre. "Cambridge Leisure," a large leisure complex housing a multi-screen cinema, bowling alley, and a variety of restaurants, is situated close by. Schooling for all age groups in both the state and independent sectors is available close at hand.

### MATERIAL INFORMATION Tenure- Leasehold share of freehold

Length of Lease - 999 years beginning on, and including 24 June 2005 and ending on, and including 24 June 3004

Lease Term Remaining - 979 years

Annual Ground Rent Amount - N/A

Ground Rent Review Period - N/A

Annual Service Charge Amount - TBC

Service Charge Review Period - N/A

Council Tax Band - C



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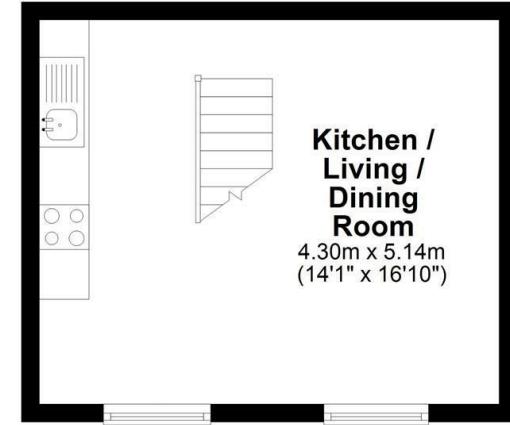
### Ground Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



### First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



### Kitchen / Living / Dining Room

4.30m x 5.14m  
(14'1" x 16'10")

**Total area: approx. 44.0 sq. metres (473.5 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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