



Bush & Co.



## 28 Fitzwilliam Road, Cambridge, CB2 8BN

**Guide Price £325,000 Leasehold**



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Energy Rating Band C

28 Fitzwilliam Road is a light, spacious 2-double bedroom, top floor (second floor) apartment, modern in design, with underfloor heating throughout, finished to a high specification and offering well-planned throughout in excellent condition and offers both Virgin and Sky TV. With the benefit of a south-facing balcony, perfectly positioned for easy access to the city centre, Addenbrooke's Campus, and Cambridge Train Station.

In brief, the accommodation consists of a welcoming, wide entrance hallway with a telephone entry system, giving access to all rooms. There is a large storage cupboard with space and plumbing for appliances with further storage in a panelled and shelved roof space. The open plan kitchen/living room is light, bright and airy with a window to the rear aspect and glazed door leading out to a south-facing balcony.

The kitchen, is modern in design has a range of matching cabinets and drawers, Bosch integrated oven, 4 ring gas hob with extractor above, ample worksurfaces, integrated fridge/freezer.

There are 2 bedrooms, the principal bedroom is a comfortable double with large 4-pane glass windows, and a sliding wardrobe. Bedroom 2 is a comfortable double.

The bathroom has a bath with a shower attached, a separate shower cubicle, WC, hand wash basin, heated towel rail, finished with floor-to-ceiling contemporary tiling.

Outside, there is allocated underground secure parking and a bicycle store.

Fitzwilliam Road is a modern development of purpose-built apartments in a sought-after central location off Brooklands Avenue. The historic city centre is within easy reach, as is the Addenbrookes Hospital Biomedical Campus and the mainline railway station. There is a superb selection of cafes, bars, restaurants and shops nearby with the leisure park, Hills Road and Station Square all within walking distance.

**TENURE - Leasehold**

**TERM – 990 Years from 2007, 973 years remaining**

**MAINTENANCE CHARGES - £3149 per annum to include buildings insurance and maintenance of communal areas**

**GROUND RENT - £350 per annum**

**COUNCIL TAX - Band D**

**POST CODE – CB2 8BN**





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### Floor Plan

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band D

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  
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