

Bush & Co.



12A Cavendish Road, Cambridge



Guide Price £235,000 Leasehold

About the Property

Cavendish Road is a sought after residential street in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles.

The property is a duplex apartment occupying the middle and top floors of this purpose built development.

Secure gated access leads to the first floor entrance hallway with stairs to the upper level in addition to doors to both the kitchen and living room.

The kitchen has a range of wall and base units and work surfaces with a stainless steel sink and drainer, electric cooker point and plumbing for washing machine.

The living room has a window to the front elevation and large built in storage cupboard.

The upper floor galleried bedroom has space for a double bed and there is a door leading to the three piece shower room with further storage.

Outside - there is an allocated car parking space in addition to communal bicycle and bin stores.

TENURE - Leasehold Current lease can be extended to 219 years from completion

MAINTENANCE CHARGES - TBC

GROUND RENT - £30 Per Annum

POSTCODE - CB1 3AF

COUNCIL TAX - Band B

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

LOCAL AUTHORITY - Cambridge

Property Highlights

- Duplex Apartment
- First & Second Floors
- One Double Bedroom
- Popular Location
- No Upward Chain
- Newly Extended Lease

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

12A Cavendish Road, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

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

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.