



Bush & Co.

13a Gray Road, Cambridge - Guide Price £215,500

Gray Road is well placed to the favoured south side of the city offering convenient access to the railway station and Addenbrookes hospital biomedical campus. The city centre is located just 2 miles away and there are numerous local shops and supermarkets within easy reach.

The property is a first floor apartment with double glazing, gas radiator central heating and a private garden.

The ground level entrance hall provides plenty of storage and has a recently replaced wall mounted gas fired boiler. Stairs rise to the first floor accommodation with a central hallway which has a built in cupboard, loft hatch and doors to all rooms.

The well proportioned sitting room has two windows to the front and two built in cupboards.

The kitchen comprises a range of wall and base units and work surfaces with integrated electric double oven and hob, plumbing for washing machine, space for

fridge/freezer and window to front. The generous double bedroom features two windows overlooking the back garden and a built in cupboard.

There is a three piece bathroom with window and air extractor fan.

Outside - The private rear garden is lawned and there is a secure brick built shed.

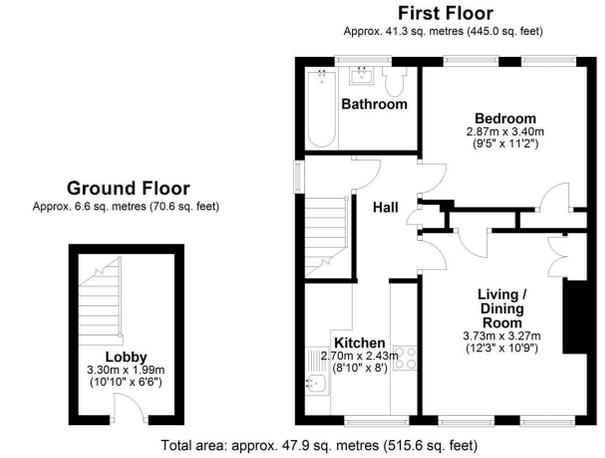
TENURE - Leasehold
 TERM - 103 years remaining
 MAINTENANCE CHARGE - £78 per quarter

GROUND RENT - £10 per annum
 COUNCIL TAX - Band B

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

LOCAL AUTHORITY - Cambridge City Council

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	76
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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