



Bush & Co.



**72 Dennis Road, Cambridge, CB5 8TT**

**Guide Price £185,000 Leasehold**



Energy Rating Band C

#### LOCATION:

Dennis Road is located off Ditton Lane, off Newmarket Road, allowing easy and convenient access to the A14, M11, A11, Marshall's Airport, Sainsbury's Superstore at Coldham's Lane, and Cambridge City Centre. Within close proximity are a range of shops and facilities.

Accommodation comprises a communal entrance hall with stairs to the first floor. The Door to the entrance hall, with access to loft space, a large walk-in storage cupboard gas-fired boiler serving hot water and central heating. Sitting/ dining room with windows on 2 elevations, storage cupboard and radiator. Kitchen comprising sink unit and range of wall and base cupboards, plumbing for washing machine, gas and electric cooker points, fridge space. Bedroom radiator, bathroom with panelled bath and electric shower over, hand basin, WC and radiator. Outside are communal gardens and parking.

Tenure: Leasehold 125-year term from 12th September 1994. 94 years remaining.

Ground rent £10pa

Service charges £576.67

Services: Main water, drainage, electricity and gas.

Council Tax; A



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

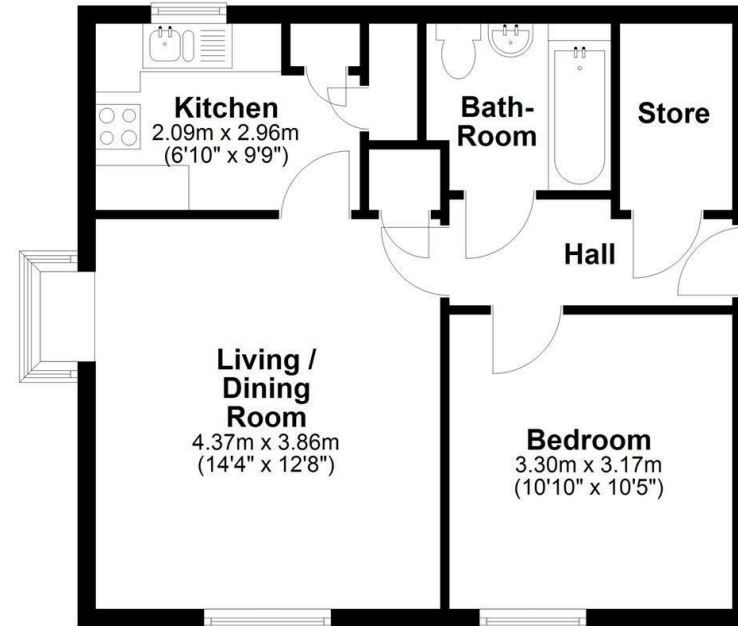
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

**Contact us for a free valuation of your property**  
**01223 246262**  
**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate

## Floor Plan

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 47.5 sq. metres (511.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band A

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

Viewing - By Appointment

169 Mill Road  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

