Bush & Co.

7 Newton Court Kingsley Walk, Cambridge, CB5 8TH

Guide Price £315,000 Leasehold

1 1 1 B

Energy Rating Band B

Secure communal entrance hall, also a private door leading to the sitting room from the terrace. Sitting/ dining room with timber flooring and inset lighting, kitchen fitted with a sink unit and a matching range of wall and base units, induction hob, electric oven, fridge/freezer, extractor hood and inset lighting. Hall with a cupboard with plumbing for a washer dryer, timber flooring. Double bedroom with double wardrobe, inset lighting and double-glazed window to front elevation. Bathroom with a paneled bath and rainfall shower over, hand basin, WC, inset lighting and towel rail.

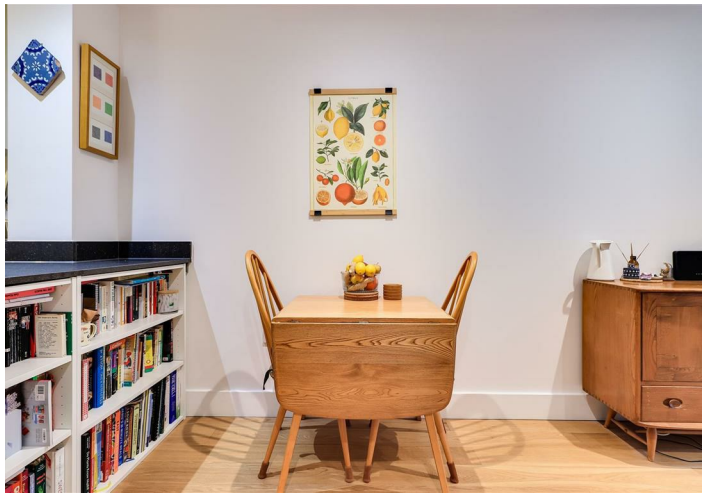
Tenure: Leasehold 999 years from and including 1 January 2012.

Service Charges, £1,200 payable over 6 months, therefore £2,400 pa

Car parking £380 pa

Ground rent; £350 pa

Services; Mains water and drainage, communal heating.



Exceptional service in Cambridge and the surrounding area

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

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CB1 3AN
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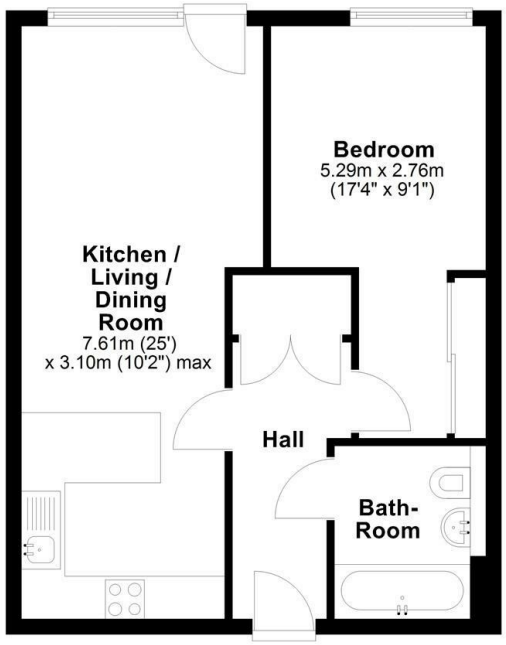
Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk

Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold
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

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.