Bush & Co.



49 Alpha Road, Cambridge

1 1 1 E











Asking Price £285,000 Leasehold

About the Property

Alpha Road – Charming One-Bedroom Victorian Conversion with Garden Access

A delightful one-bedroom Victorian conversion, ideally situated on Alpha Road, just a five-minute walk from the popular open spaces of Jesus Green and Jesus Green Lido. This charming and well-presented home offers a wonderful blend of period character, comfort and practicality, making it an ideal first-time purchase or investment opportunity.

The property enjoys a particularly peaceful setting, creating a cosy and welcoming retreat from the bustle of everyday life.

The living room is full of character, featuring an attractive Edwardian-style fireplace surround and French doors opening directly onto a beautiful communal garden. Well maintained, with the lawn regularly cut and the garden rarely busy, this is a wonderful space to enjoy a morning coffee, relax in the sunshine or unwind at the end of the day. The property benefits from a friendly and considerate community within Rothsay House, adding to the welcoming feel of the development.

Character and comfort
The flat retains a lovely sense of Victorian charm while offering practical features for modern living. The peaceful surroundings, combined with the garden outlook and access, create a particularly appealing home. With minimal street lighting nearby, the setting also offers the occasional opportunity to enjoy a beautifully clear night sky.

Further benefits include:
One-bedroom Victorian conversion
Direct access to a well-maintained communal garden via French doors
Attractive Edwardian-style fireplace surround
Double glazed windows
Recently serviced boiler
Wooden flooring
Recently installed Bosch electric hob
Freshly refurbished with Farrow & Ball paint
Secure bicycle storage

Residents' parking permit available for the Castle East zone, currently approximately £80 per annum through the local council

Location
Alpha Road is ideally positioned for enjoying some of Cambridge's most popular outdoor spaces, with Jesus Green and Jesus Green Lido just a five-minute walk away. The property also offers convenient access to the city centre and the many amenities Cambridge has to offer. A charming and peaceful home in a highly desirable Cambridge location, offering period character, a lovely garden setting and a welcoming community.

Vendor advises the following:
Ground Rent - £50 Per Year
Service Charge - £120 Per Month
Lease: 163 Years Remaining

Property Highlights

- Ground Floor
- Residents Permit Parking
- Council Tax Band A
- Low Ground Rent And Service Charge
- Double Glazed Windows

Further Information

Tenure - Leasehold
Council Tax - Band A
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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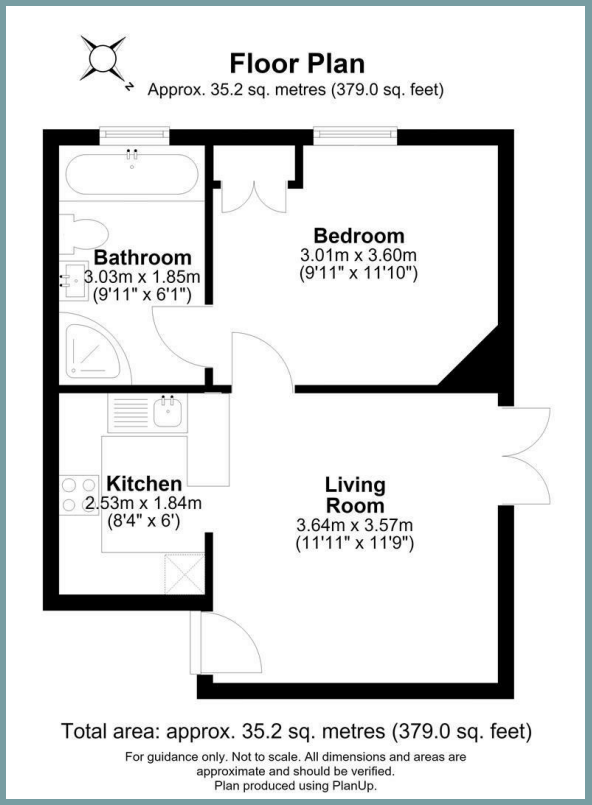



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Contact us for a free valuation of your property

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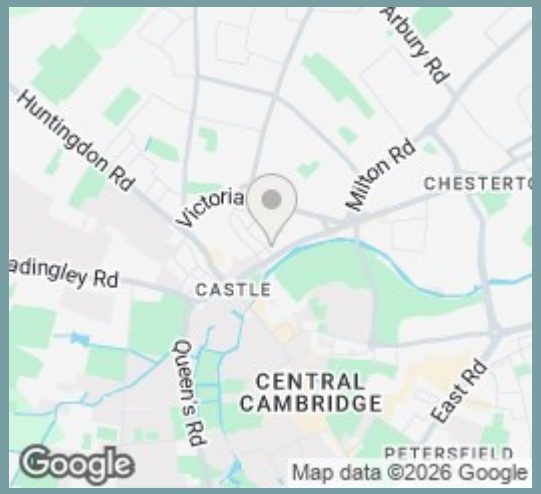

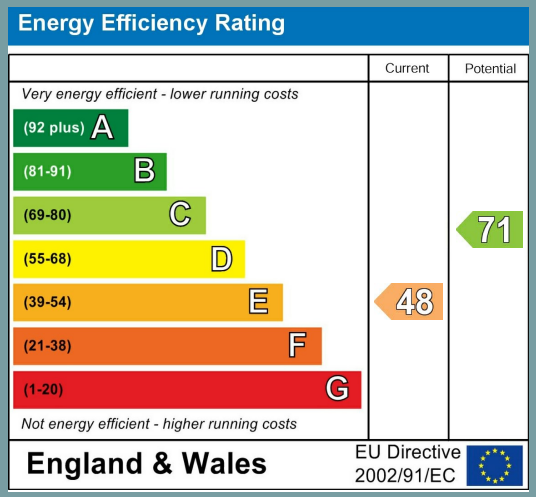

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