



Bush & Co.

89 Argyle Street, Cambridge - £360,000

The details; a double-glazed front door to entrance hall with stairs to first floor, electric storage heater. Landing with access to loft space, airing cupboard housing pressured water tank with immersion heater.

The sitting/ dining room has double glazed bay window to the front of the property, inset lighting and 2 storage heaters. Kitchen comprising sink unit with a range of wall and base units, electric hob and oven, washing machine, tumble dryer and fridge/freezer, which are included in the sale price, and tiled surrounds and double-glazed window to front elevation.

Bedroom 1 with electric panel radiator and window to rear aspect and bedroom 2 with electric panel radiator also with a window to the rear elevation. Bathroom comprising panel bath with shower over, hand wash basin, WC and double-glazed window.

Outside there is an allocated

parking space and bike store.

Tenure: Leasehold 999 years from 1 November 2015, Share of Freehold.

Service charges: £417 per half year includes exterior window cleaning.

Ground rent: n/a

Services: Mains water, drainage and electricity,



Total area: approx. 58.2 sq. metres (625.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very 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		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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