



Bush & Co.

11 Byron House Wellington Street, Cambridge - £220,000

Secure communal entrance hall with stairs to each of the floors. A timber front door to studio with timber flooring, electric panel radiator and double-glazed windows.

Kitchen area comprising sink unit electric hob and oven, fridge and freezer, washing machine and slimline dishwasher, double glazed doors to the balcony.

Shower room fitted to a sophisticate standard with shower cubicle, hand wash hand basin and WC, electric towel rail and double-glazed window.

Outside is a bike and bin storage area.

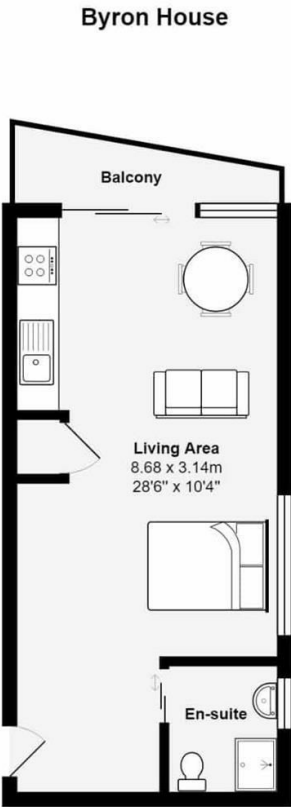
Services: Mains water, drainage and electricity.

Tenure: Leasehold 999 years commencing 1st September 2011
Service charge: £700pa with no ground rent to pay.

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.

We are informed by our client that the property also benefits from a share of the Freehold.



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		
82		86
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

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 Lettings@bushandco.co.uk