



165 Victoria Road, Cambridge, CB4 3BU
Offers Over £300,000 Leasehold - Share of Freehold



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A SUPERB SPACIOUS FIRST FLOOR APARTMENT FORMING PART OF A VICTORIAN CONVERSION WITH PLANNING CONSENT, SITUATED IN A CONVENIENT LOCATION GIVING EASY ACCESS TO THE CITY CENTRE

- Two bedrooms • Refitted wet room • Well-appointed accommodation • Planning consent to expand (20/04005/FUL) • Front garden & bike store • Excellent city location

165 Victoria Road is a Victorian house that has been carefully converted into two separate apartments. This apartment comes with planning consent (20/04005/FUL) to convert the loft space (currently fully boarded) into an additional master bedroom with ensuite. The front door leads to the communal entrance hallway. A further door gives access to the flat, with stairs rising to the first floor. The central landing provides access to all rooms, with handy built-in storage cupboards and loft access. The kitchen is cleverly designed maximizing the range of base level units, with ample work surfaces, all finished with wood. There are fitted appliances which include an electric oven, electric induction hob with extractor over, fridge and sink with mixer tap. The living room is a well-appointed with feature fireplace. The master bedroom is a good size and benefits from a feature fireplace and a high degree of natural light due to its southerly facing aspect, whilst the second bedroom is a generous single room or currently set up as a study for home working. The wet room has been re-fitted, featuring a shower, W.C, wash hand basin and heated towel rail. Outside, there is an enclosed front garden which is this flat's private space and is mainly laid to lawn with a variety of shrubs and planted beds, as well as a secure bike store to the rear of the property.

Location

Victoria Road lies about 0.75 miles to the north of Cambridge City Centre within easy walking or cycling distance of Jesus Lock, Jesus Green and Midsummer Common. There is excellent neighbourhood shopping on Victoria Road, Histon Road and nearby Mitchams Corner, including a local farm shop, the popular Stir cafe and bakery, local butchers and a choice of pubs and restaurants. Cambridge Railway Station 1.75 miles. Cambridge Science Park and Cambridge North Station 1.5 miles.

Tenure

Leasehold with 50% share of freehold - 99 years from 2004

Ground Rent - £50 per annum

Service Charge - As needed

Services

All mains services connected

Statutory Authorities

Cambridge City Council

Council Tax Band - B

Fixtures and Fittings

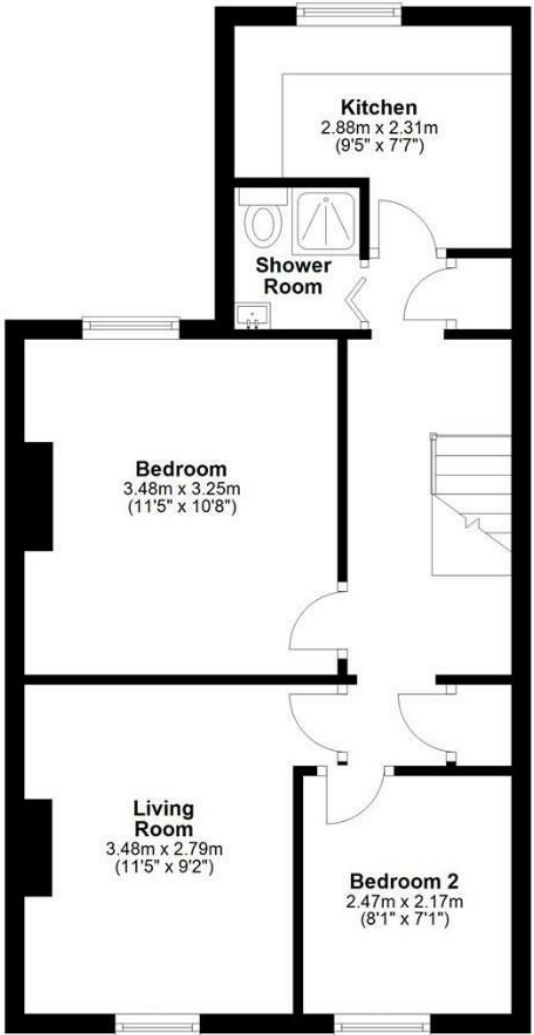
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



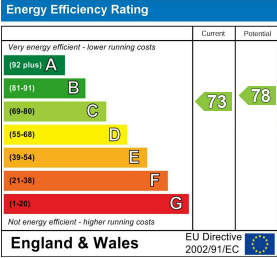
First Floor



Second Floor



Approx. gross internal floor area 45 sqm (485 sqft) excluding Loft Area



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

