



TuckerGardner

Sleaford Street, Cambridge, Cambridgeshire, CB1 2PU
Offers in excess of £250,000



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An immaculately presented one bedroom, ground floor flat located 1 mile from Cambridge City centre. The property is within close proximity to a range of supermarkets, restaurants, the Grafton centre and the Beehive shopping centre. Cambridge Central railway station is a short distance away, making this home a wonderful purchase for commuters.

The accommodation has been maintained to a high standard and comprises an open plan living room/kitchen with range of base and eye level units and fitted appliances. The property also features a shower room, large storage cupboard and double bedroom with both principle rooms benefitting from wood laminate flooring. Externally there is a large storage cupboard, communal gardens along with covered cycle storage and one allocated parking space.

The property is a wonderful opportunity for investors and first time buyers and is a home that can be moved straight into.

Tenure: share of freehold

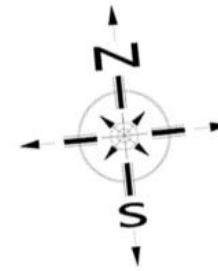
Lease: 125 years from 1998

Service charge: £38.34 PCM

Ground rent: n/a



Approximate Gross Internal Area = 35 m² / 376.7 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Tucker Gardner (Countrywide Estate Agents) © 2019



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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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