



81 SPEEDWELL CLOSE, CAMBRIDGE, CB1 9YS
Guide Price £240,000

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A well presented two bedroom first floor flat situated in a purpose built block in a popular residential area of Cherry Hinton, currently let out until November 2021 generating a gross yield of approximately 4.5%.



Cherry Hinton is a popular South City location with excellent local facilities in the High Street just a few seconds walk away and yet open countryside is equally never far away. Access to the City Centre and Railway Station is easy and can comfortably be accomplished by bicycle or public transport. The area is also highly convenient for Addenbrookes Hospital and the A14 providing a superb transport link with the rest of the UK. Lovely undulating countryside is close at hand and there are superb winding woodland walks at the wildlife-rich nature reserve at nearby Wandlebury Country Park.

- Well presented two bedroom flat
- First floor
- Purpose build block
- Popular residential area of Cherry Hinton
- Currently let out until November 2021 at £895pcm
- Gross yield of approximately 4.5%
- No onward chain

INTERNAL ACCOMMODATION

Front door from communal hallway leads through into an entrance hallway with two fitted cupboards, which in turn offers access to the principal bedroom (2.73m x 3.94m) which is a good size double, and bedroom two (2.09m x 2.73m) which is a single or ideal office space. The reception room (4.80m x 3.61m) is bright and leads through to a well fitted kitchen (2.80m x 2.04m) with a range of units, appliances and a further fitted cupboard. The bathroom (2.00m x 1.43m) has been upgraded and is complete with WC, basin, and shower over bath.

GENERAL

The property is currently let on an assured shorthold tenancy until November 2021 at £895pcm.

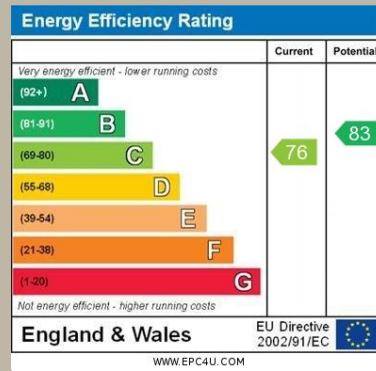
Leasehold - 91 years remaining

Service charge - £1,488.88 per annum, 2020/21

Ground rent - £130 per annum

Council tax band B

Cambridge City Council



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



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TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.
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