



38 sqm / 411 sqft

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Allocated parking

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Leasehold

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1980s

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First floor apartment

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EPC - D / 61

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1 bed, 1 recep, 1 bath

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Council tax band - B

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Cavendish Road

A first floor split level apartment of around 38 sqm / 412 sqft with allocated parking, located in a popular location off Mill Road.

No chain

Guide Price  
£245,000



Cavendish Road is nicely positioned for swift access to Mill Road and its excellent range of facilities and the city centre, 4 mins on a bike will get you to Cambridge Train Station.

and is within easy reach of its historic centre, green spaces, railway station and major facilities. The Addenbrooke's hospital campus is less than 2 miles away.

The flat is available with no onward chain and presently let on a AST with a rent of £800 per month.

An external staircase leads to the first floor. Once in, there is an entrance hall, a kitchen with fitted units, space for an oven and fridge and space and plumbing for a washing machine and a sitting/dining room.

A staircase leads to the first floor landing, a double bedroom and a shower room.

Externally there are bike and bins stores and a allocated parking space.

Original lease is 125 years starting in 1981 with 83 years remaining.  
Service charge is £1,396 per year.  
The ground rent is £45 per year.

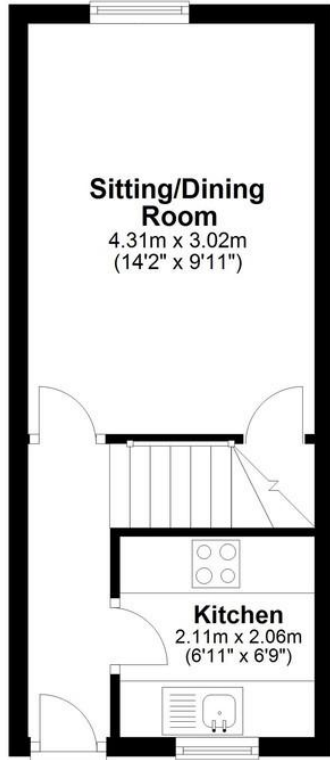
The Mill Road area is one of the most bustling, cosmopolitan and multi-cultural parts of the City. Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars and the surrounding streets have some of the most interesting tucked-away pubs in Cambridge.

The area is near to the City centre itself



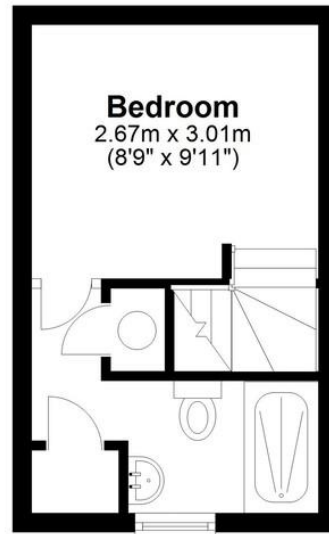
## First Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



## Second Floor

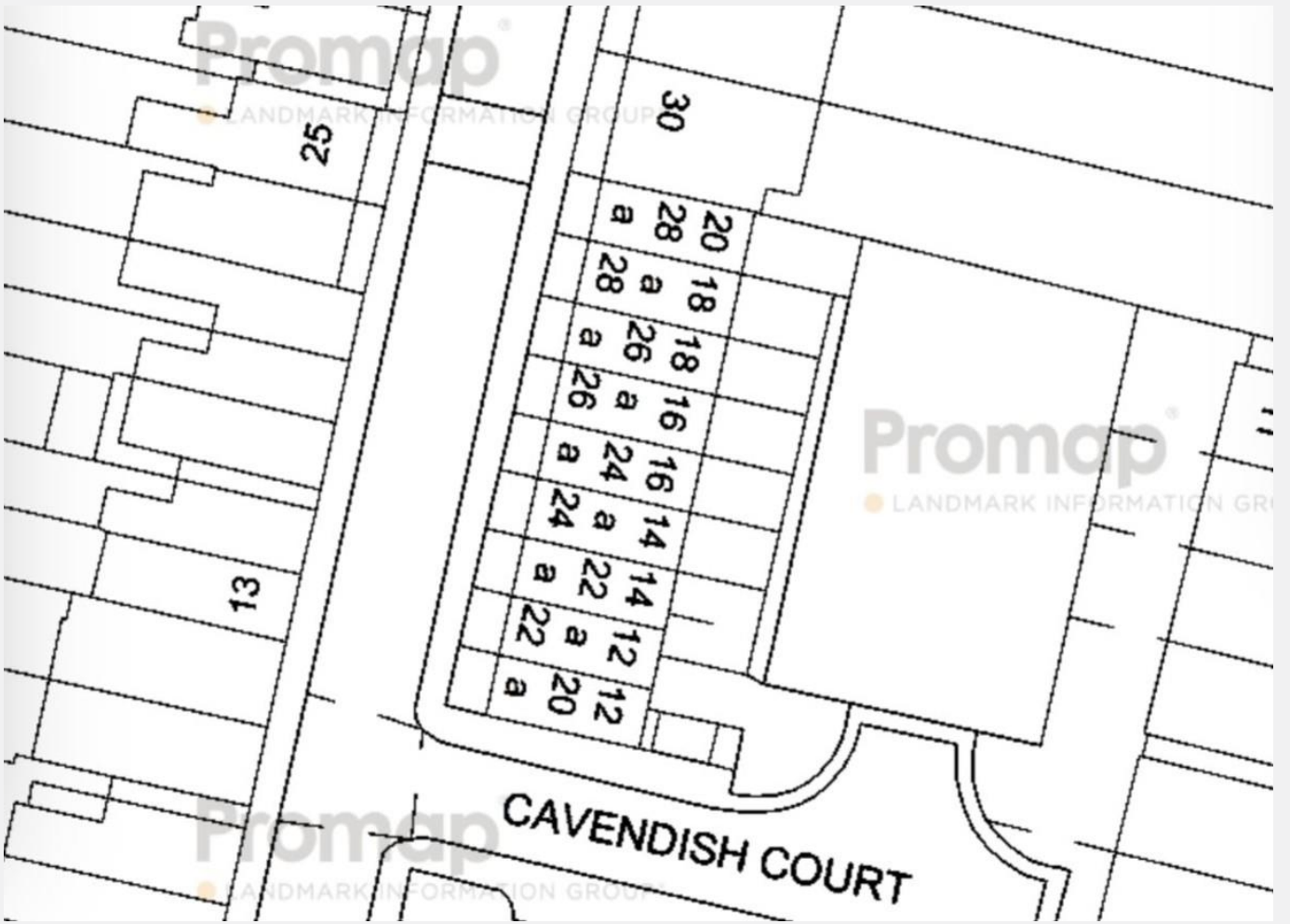
Approx. 15.4 sq. metres (166.3 sq. feet)



Total area: approx. 38.2 sq. metres (411.5 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Total area:  
Approx.  
(38 sqm / 411 sqft)



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