



49 sqm / 530 sqft

Off road parking

Leasehold

1970s

First floor flat

EPC - C / 73

1 bed, 1 recep, 1 bath

Council tax band - B

Gilbert Close

A first floor, smartly presented 1 bedroom flat of 49 sqm / 530 sqft located just off Histon Road allowing easy access to the city centre, the Cambridge Science Park and Cambridge North station.



Guide Price
£250,000



37 Gilbert Close is a generously proportioned first floor flat which has light, smartly presented accommodation.

This includes a nicely proportioned sitting/dining room with a stylish wood effect flooring, a modern kitchen with fitted wall and base units, ceramic hob with an extractor fan over, fridge/freezer, a double bedroom and modern bathroom suite with a walk-in shower.

Positioned off the hall is a large walk in utility cupboard housing a modern gas combi boiler, plumbing for a washing machine and excellent storage.

Leasehold is approximately 94 years remaining. There is a ground rent of £10 and a service charge of £450, both payable per annum. The ground rent is not subject to a review or increase. Details to be confirmed by vendors' solicitors.

Gilbert Close is located on the north side of the city off Histon Road. Nearby there are a number of shops including a Co-op, Aldi, restaurants and public houses.

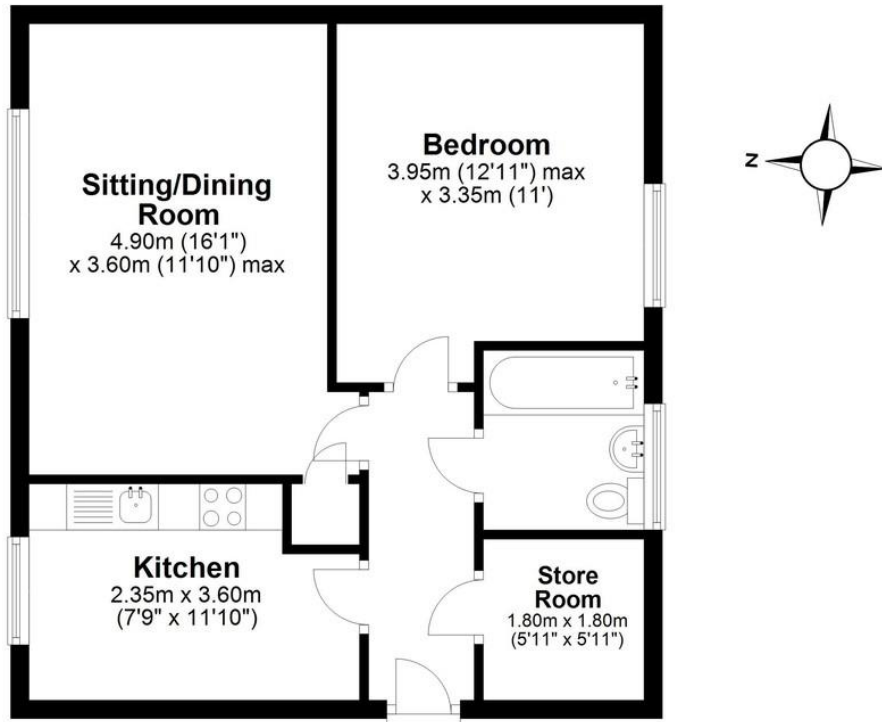
Just a 10 minute cycle ride away is Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of pubs, bars, restaurants and wide range of shopping facilities.

Cambridge Regional College and the Science Park are close by as is the new Cambridge North Railway Station with direct links to London.



First Floor

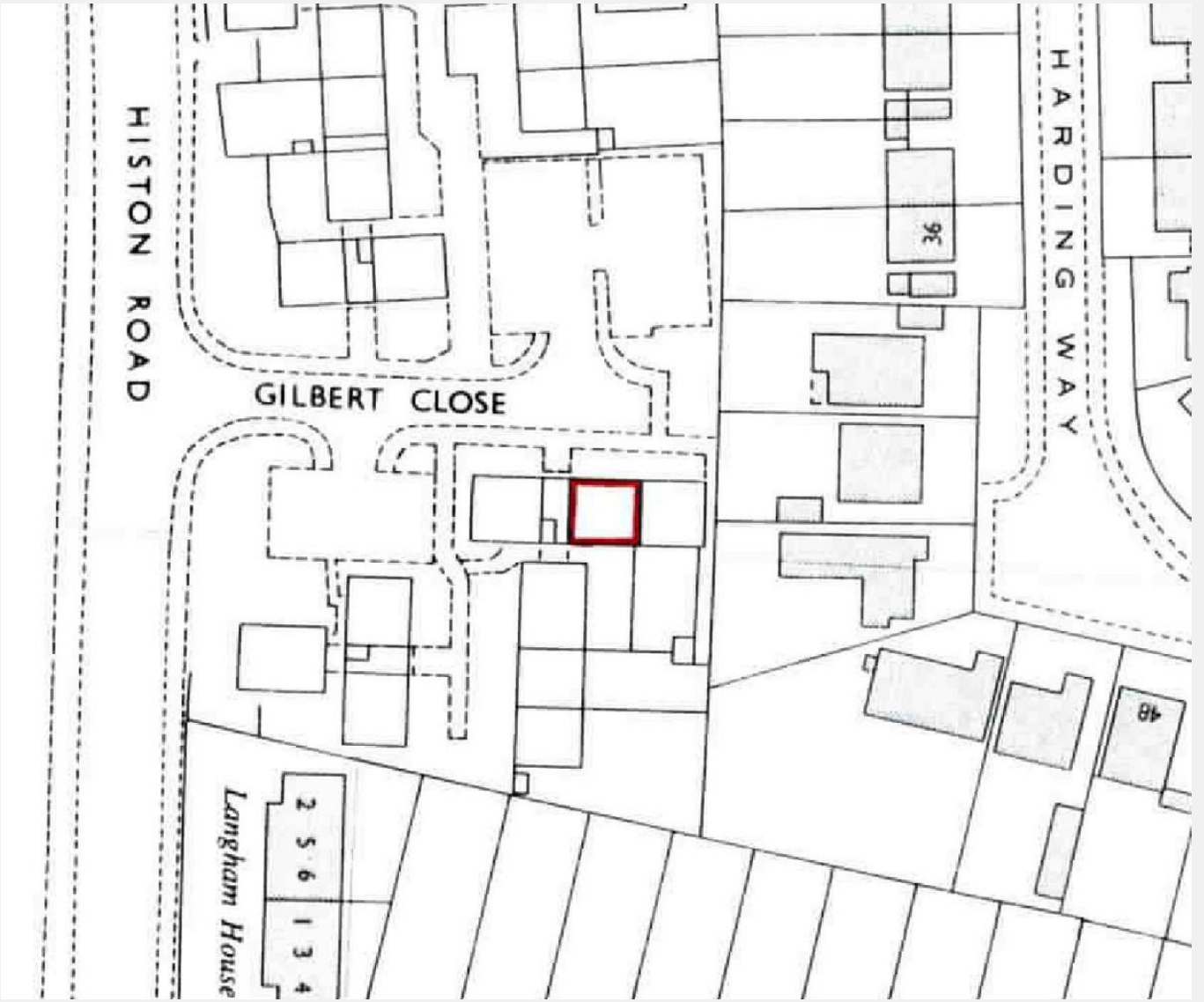
Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 49.2 sq. metres (529.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 49 sqm
(530 sqft)



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