



88 Devonshire Mews, Devonshire Road

Cambridge





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This charming ground-floor apartment in Devonshire Mews offers the perfect combination of modern living and a prime Cambridge location. Recently renovated throughout, this one-bedroom property boasts a contemporary design, making it a standout choice for first-time buyers, downsizers, or investors.

The open-plan kitchen, living, and dining area is the heart of the home, featuring sleek white cabinetry and plenty of natural light from its large double-glazed windows. The kitchen layout provides ample space for both cooking and entertaining.

The generously sized double bedroom offers a serene retreat, with neutral décor, laminate flooring, and built-in storage options. The modern bathroom includes a full-sized bath with a shower overhead, a pedestal sink, and stylish tiling, completing the apartment's fresh and airy feel.

Set within a well-maintained residential block, the property benefits from its own private entrance and access to communal areas. Parking is conveniently available nearby with its own allocated space.

For those considering an investment, the apartment has a strong rental demand, with an estimated rental income of £1,350 per month, providing a gross yield of 5.4%.

Situated in the heart of Cambridge, Devonshire Mews is within easy walking distance of local shops, cafes, and transport links, including Cambridge Station, only a 0.2-mile walk away, ensuring easy access to London and beyond.

With its modern finishes and excellent location, this property is a must-see.



Key Features:

- Ground Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Living/Dining Room
- One Allocated Parking Space
- 0.2-Mile Walk To Cambridge Train Station
- Recently Renovated & Ready For Immediate Occupation
- Potential Rental Value of £1,350 pcm
- Potential Investment Yield Of 5.4% (Gross)

Agents Notes:

Tenure: Leasehold - 151 Years Remaining

Service Charge: TBC

Ground Rent: £Nil

EPC Band D

Cambridge City Council - Band B - £1,749.18 PA

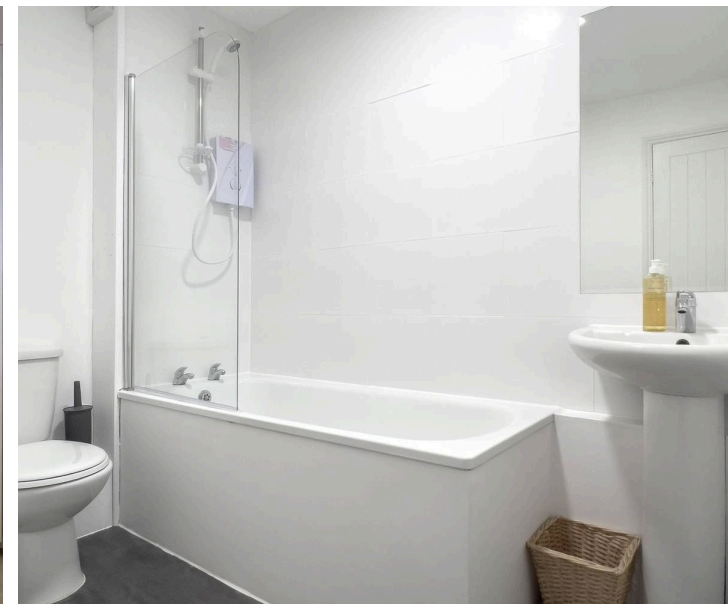
Electric Heating and Mains Services Include Electrics, Water & Drainage

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

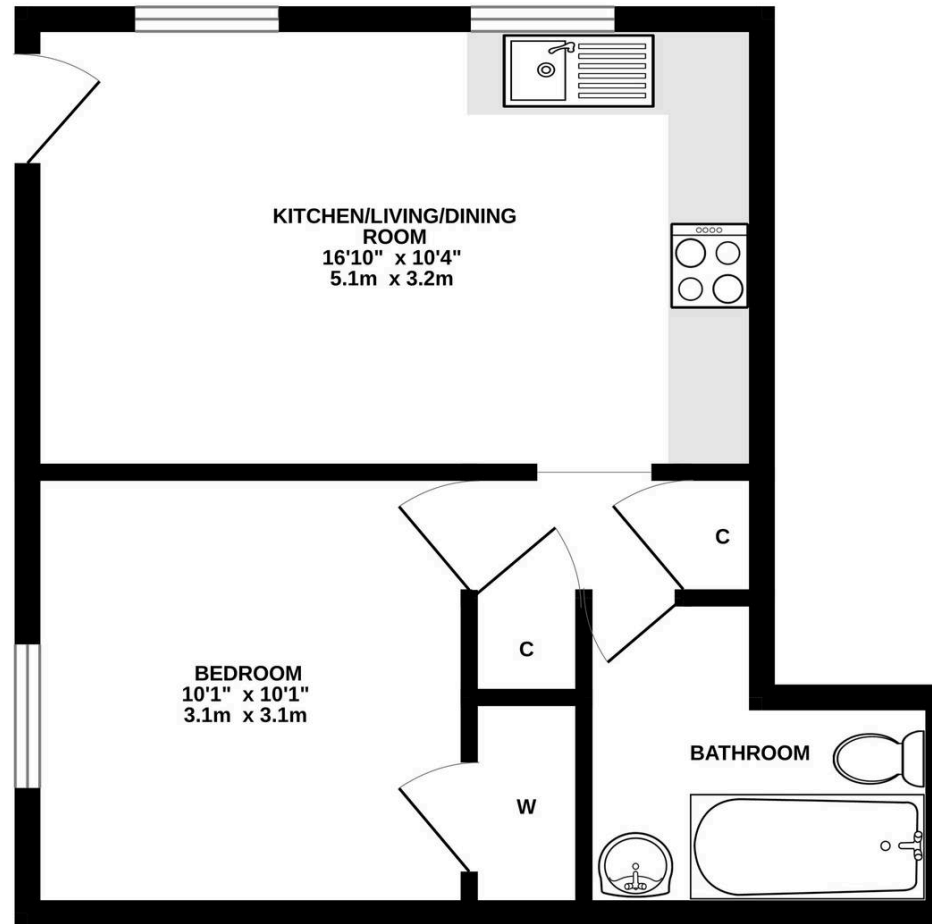
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

Devonshire Mews is conveniently located in central Cambridge, just moments from Cambridge Station and vibrant Mill Road. This sought-after area offers a mix of independent shops, cafes, and restaurants. It's within walking distance of the city centre, Addenbrooke's Hospital, and the University, making it ideal for commuters and residents alike.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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