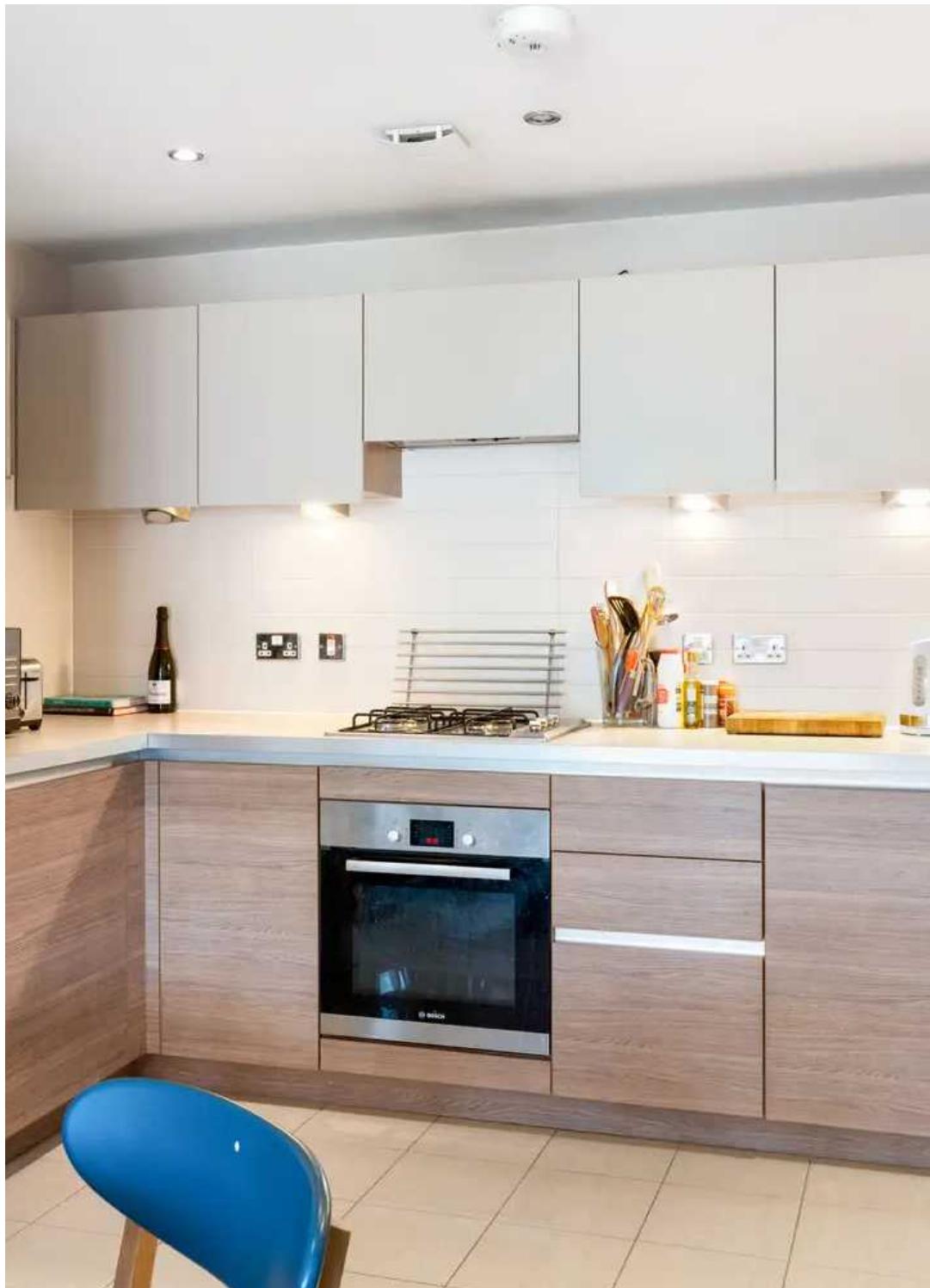




79 Fitzgerald Place

Cambridge





## 79 Fitzgerald Place

Cambridge

A modern 2-bedroom apartment situated on the second floor in a highly sought-after location. Offering contemporary living space and benefiting from a private allocated parking space, this property is sure to catch the eye of potential buyers and investors alike.

The apartment comprises two spacious double bedrooms, providing ample space for relaxation and comfort. The master bedroom boasts the luxury of an en-suite shower room, while a separate family bathroom serves the second bedroom and guests.

With a short walk to the picturesque River Cam, residents can enjoy delightful riverside walks and take in the beauty of the surroundings. Furthermore, the apartment benefits from gas central heating, providing warmth and comfort throughout the year.

The property also offers an outstanding potential rental income of £1,750 per calendar month, making it an attractive investment opportunity for those seeking to enter the lucrative rental market.

Offered with no onward chain, this apartment presents an excellent opportunity for buyers looking for a hassle-free purchase. Additionally, the integrated appliances in the kitchen bring convenience and practicality to daily living.

Don't miss out on this fantastic property that combines modern aesthetics, convenient location, and potential rental income. Contact our office today to arrange a viewing and secure your future in this desirable apartment.



### Key Features:

- Two Double Bedrooms
- Second Floor Apartment
- Short Walk To River Cam
- Bathroom & En-Suite Shower Room
- Potential Rental Income £1,750 PCM
- Gas Central Heating
- Private Allocated Parking Space

### Agents Note:

Tenure: Leasehold

Cambridge City Council – Band D – £2,126.16

Energy Rating – Band B

All main services connected with solar panels contribute to heat the hot water supply.

### Lease Details:

108 Years Remaining

Ground Rent (2023): £321 PA

Service Charge (2023): £1763 PA

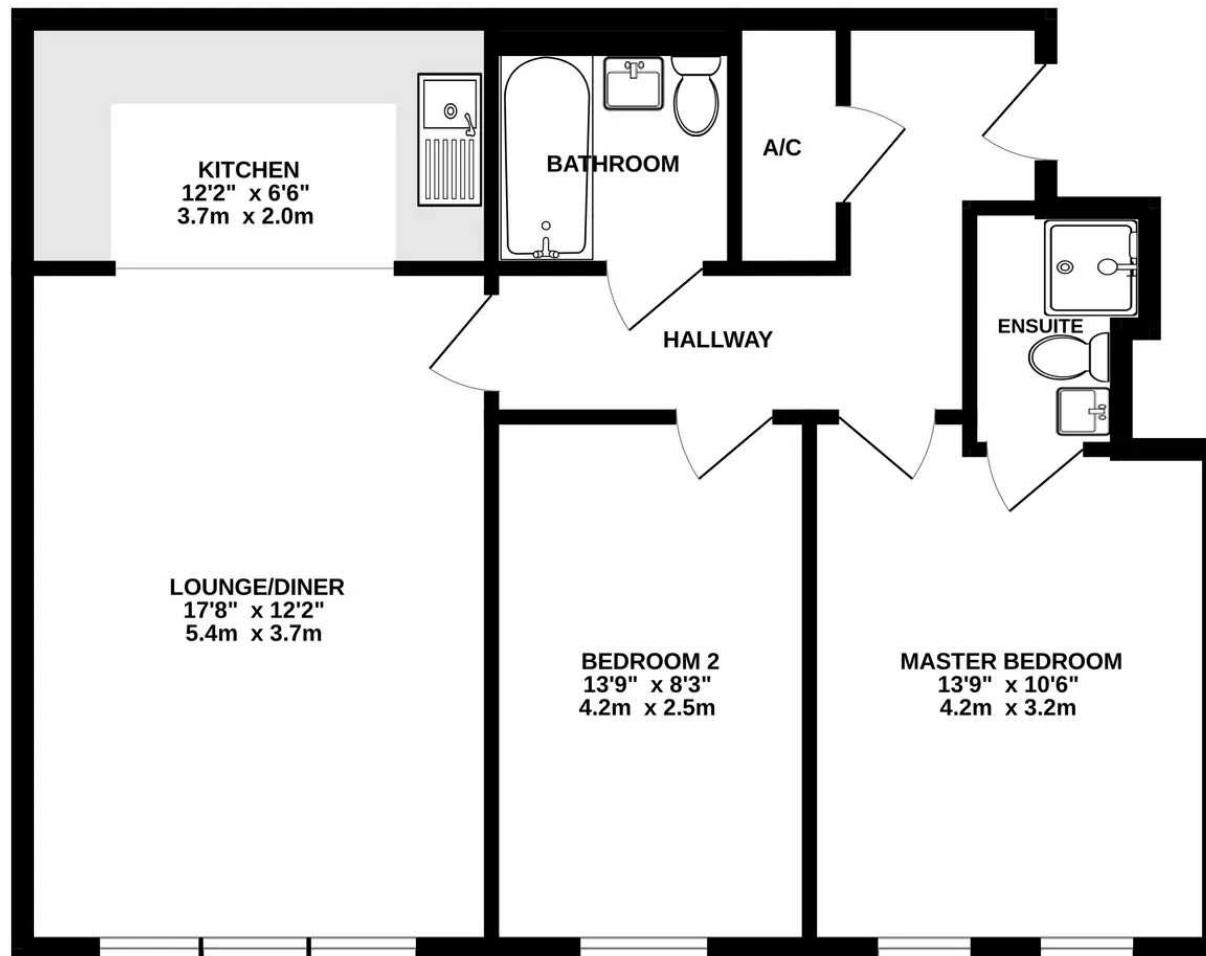


### Location:

Fitzgerald Place is located in the Cambridge Ward of East Chesterton, just north of the River Cam. You can easily bike to Cambridge Science Park and Cambridge North Station, both of which are about 1.5 miles away. Cambridge is famous for its University Colleges and historic architecture and has great travel links to London through rail and road, as well as its own airport.



SECOND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.