



**55 DITTON LANE, CAMBRIDGE, CB5 8SR**  
**Offers around £180,000**



**A particularly SPACIOUS one bedroom FIRST FLOOR apartment located to the east of the city close to excellent local amenities. Ideally suited for a FIRST TIME BUYER or INVESTOR.**



#### THE PROPERTY

A well presented and spacious first floor apartment located on the East side of the city close to excellent local amenities including shops and other recreational facilities. There is a good sized Living room along with a Double Bedroom making an ideal First Time or Investment purchase.

**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

**hello@tylers.net | TYLERS.NET**

### ENTRANCE HALL

Loft access. Airing cupboard. Night storage heater. Double glazed window to rear aspect. Doors to:-

### KITCHEN

11'8" x 5'7" (3.56m x 1.7m) Comprising of a stainless steel sink unit in front of double glazed window to rear aspect. Plumbing for washing machine. A range of top and base units providing ample storage with roll top work surfaces over. Electric cooker point and extractor fan.

### LIVING ROOM

14'10" x 10'5" (4.52m x 3.18m) A good size room in which to relax and entertain in with a box bay double glazed window to front aspect. Electric panel heater.

### DOUBLE BEDROOM

Double glazed window to front aspect. Electric panel heater. Built in wardrobes.

### BATHROOM

Comprising of a close coupled W.C. Pedestal wash hand basin. Panelled

bath with shower over. Electric heated towel rail. Wall mounted electric fan heater. Double glazed opaque window to rear aspect.

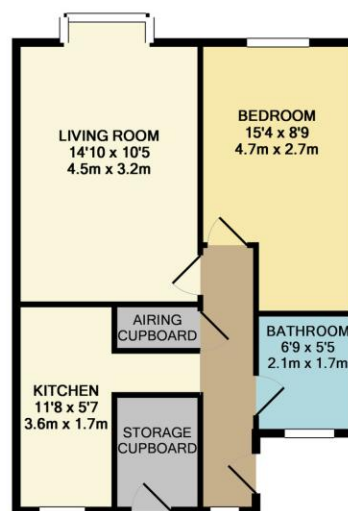
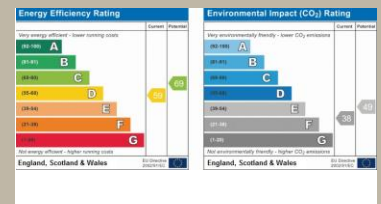
### OUTSIDE

There is a residence car parking area. Outside the apartment is a useful storage cupboard.

### AGENTS NOTES

The property is currently rented and achieving £850 PCM. We understand that there is approximately 93 years remaining on the lease and that the charges are around £1,100 per annum.

Council tax band A £1,139.37 for 2018/2019



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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