

127 Purbeck House Purbeck Road, Cambridge - Offers Around £195,000

A second floor studio apartment of well appointed accommodation forming part of this purpose built student housing block in the heart of the city just a short walk from Homerton College, the train station and Addenbrookes Hospital. The studio measuring 19'3" x 18'3" comprises communal entrance hall, double glazed windows, fitted kitchen area shower room, communal rooms and outside communal gardens. The apartment is currently let to Abbey College at a weekly rent of £245.34.

Location

Purbeck House is located off Hills Road is located in one of Cambridge's most popular and prestigious residential areas to the South of the City Centre. The location allows convenient access to local facilities, including Addenbrooke's Hospital, Hills Road and Long Road Sixth Form Colleges, Morley Memorial Primary School, Cambridge Railway Station and also excellent access to A11 and M11.

Purbeck House

Purbeck House is made up of 151 student apartments and studios, all blending sophisticated interiors with modern home comforts. Fixtures include a contemporary, fully-fitted kitchen, deluxe en-suite shower room and a comfy double bed, which makes it an ideal student accommodation for any undergraduate, graduate and international students in Cambridge. Some apartments have terraces. It offers stunning panoramic views of the Cambridge skyline

See more at: <http://www.crm-students.com/crm-accommodation/cambridge/purbeck-house>

CRM Students

Living away from home is exciting but can also be daunting, especially for overseas students. Which is why we work hard to ensure your time with us is as safe and enjoyable as possible. CRM Students has an enviable reputation for student welfare and security. As well as offering great locations and facilities, every one of our student sites is covered by 24/7 CCTV and/or secure-entry systems, and expertly managed by our dedicated and friendly on-site teams. CRM Students is also accredited by ANUK, a body recognised by all UK Universities, the Student Union and the UK Government for defining a code of standards for student accommodation. This means CRM Students has demonstrated excellence in fundamental areas such as property condition and management as well as forming sound relationships with students. With CRM Students you can be confident everything is taken care of, so you can simply move in and make the most of student life. Over the years, we've built strong relationships with universities and are regarded as a preferred supplier for quality student accommodation in a number of cities – bringing experience and trust to the market. CRM Students is also accredited to the National Code of Standards for student accommodation management and our Managing Director, Keith White is a member of its management committee.

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Communal Entrance

The development is securely gated with access via coded gates which in turn allows access to each block, the bike store and the communal rooms. The site office is located at the front of the building on the ground floor.

Studio

19'3" x 18'3" (5.87m x 5.56m)
With double glazed window to rear and electric radiator.

Kitchen Area

Comprising a single sink unit with cupboards below, in addition to a range of wall and base units, electric hob and oven, dishwasher and fridge.

Shower Room

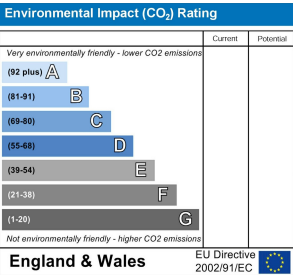
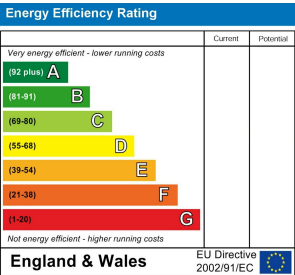
9" x 7'10" (2.74m x 2.39m)
With shower, low level W.C, extractor fan and water heater and hand wash basin.

Outside

The apartments have bike and bin storage and a communal common room with the additional benefit of a communal laundry room. There is secure under croft car parking for short term visiting and the whole block is secure and gated.

Additional Information

TENURE - Leasehold Term - 125 year lease from 2008
RENT - The property achieves £245.34 per week
MAINTENANCE CHARGES - 18.3% of rent collected
POSTCODE - CB2 8HZ
COUNCIL TAX - Exempt
SERVICES - All mains services are believed to be connected to the property with the exception of gas.
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262



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