



bush
sales

Flat 7 The Maltings, Warkworth Street, Cambridge - Offers Around £250,000

Situated in a highly desirable location within a short walking distance of Parkers Piece, the city centre and the Grafton centre this smartly presented purpose built studio apartment offers central city living at an affordable level. Stylish accommodation comprises entrance hall, studio sitting/dining/kitchen/bedroom and well equipped shower room. There is a communal courtyard featuring secure cycle storage and the property is sold with the advantage of no upward chain.

Location

Warkworth Street occupies a superb central location just a short stroll from Parkers Piece and Christ Pieces. It is ideally placed for walking to the heart of the city centre, bus and railway stations as well as shopping at the grand arcade and Grafton centre. There are plentiful leisure and sporting facilities all within close proximity.

Entrance

Entrance to the development from the street is via secure wrought iron gates with key fob access.

Communal Entrance Hall

Accessed from the communal courtyard with stairs rising to first floor.

Hallway

With entrance door, recessed lighting and Amtico Spacia wood effect flooring.

Studio Sitting / Dining / Kitchen / Bedroom

16'06 x 15'04 (5.03m x 4.67m)

With two double glazed windows and double glazed double doors to Juliet balcony. Amtico Spacia wood effect flooring, recessed lighting,

air extractor fan, built in cupboard, secure intercom entry phone system.

The bedroom area has a built in double wardrobe with sliding doors.

The fitted kitchen area comprises a range of white gloss fronted wall and base units and work surfaces housing a stainless steel sink unit with mixer tap. There are integrated appliances including a two ring electric hob with extractor over, single oven, fridge/freezer, washer/dryer and dishwasher.

Shower Room

With large walk in shower enclosure, w.c with concealed cistern and inset wash hand basin. Fully tiled walls and flooring, recessed lighting, air extractor fan, electric shaver point, chrome heated towel rail.

Outside

There is a secure communal courtyard containing bicycle storage racks and a bin store.

Additional Information

TENURE - Leasehold with a share of the freehold interest

TERM - 999 years from 2013

MAINTENANCE CHARGES - £923.79 every 6 months until December 2019

POSTCODE - CB1 1EG

COUNCIL TAX - Band A

SERVICES - All mains services apart from gas are believed to be connected to the property

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	68
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	70
		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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