



bush
sales

74 Lucerne Close, Cambridge - Price £145,000

A top floor purpose built studio apartment with a bright Southerly facing aspect offering excellent access to ARM the Addenbrookes campus and the Tesco superstore. Accommodation comprises a well proportioned studio room with dressing room off which has been used with a single mattress for guests as well as separate kitchen and bathroom with power shower. Further benefiting from newly replaced double glazing, electric heating, communal gardens and ample residents parking. Sold with the advantage of no upward chain.

Studio Room

14'09 x 8'11 (4.50m x 2.72m)
Two double glazed windows to front aspect, two electric panel heaters, opening to kitchen and door to dressing room.

Kitchen

8'10 x 6'10 (2.69m x 2.08m)
Double glazed windows to side and rear. Range of fitted wall and base units and work surfaces housing a single bowl sink and drainer. Integrated electric oven and hob with extractor over, plumbing for washing machine, tiled splash backs, cupboard housing recently replaced hot water cylinder.

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.

Dressing Room

With space for clothing rails and loft access hatch. Door to bathroom.

Bathroom

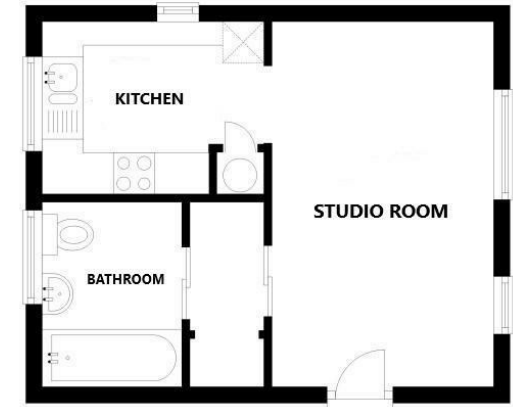
Obscure double glazed window to rear. Three piece suite comprising panelled bath with electric power shower over, w.c and wash hand basin. Part tiled walls, electric fan heater.

Outside

There are communal garden areas to the rear of the block and a large residents car park to the side.

Additional Information

TENURE - Leasehold
TERM - 125 year lease from 1990
MAINTENANCE CHARGES - £663.17 per half year
GROUND RENT - £30 PA
COUNCIL TAX - Band A
POSTCODE - CB1 9SA
SERVICES - All mains services apart from gas are believed to be connected to the property
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			
EU Directive 2002/91/EC		66	66

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			
EU Directive 2002/91/EC		54	54

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