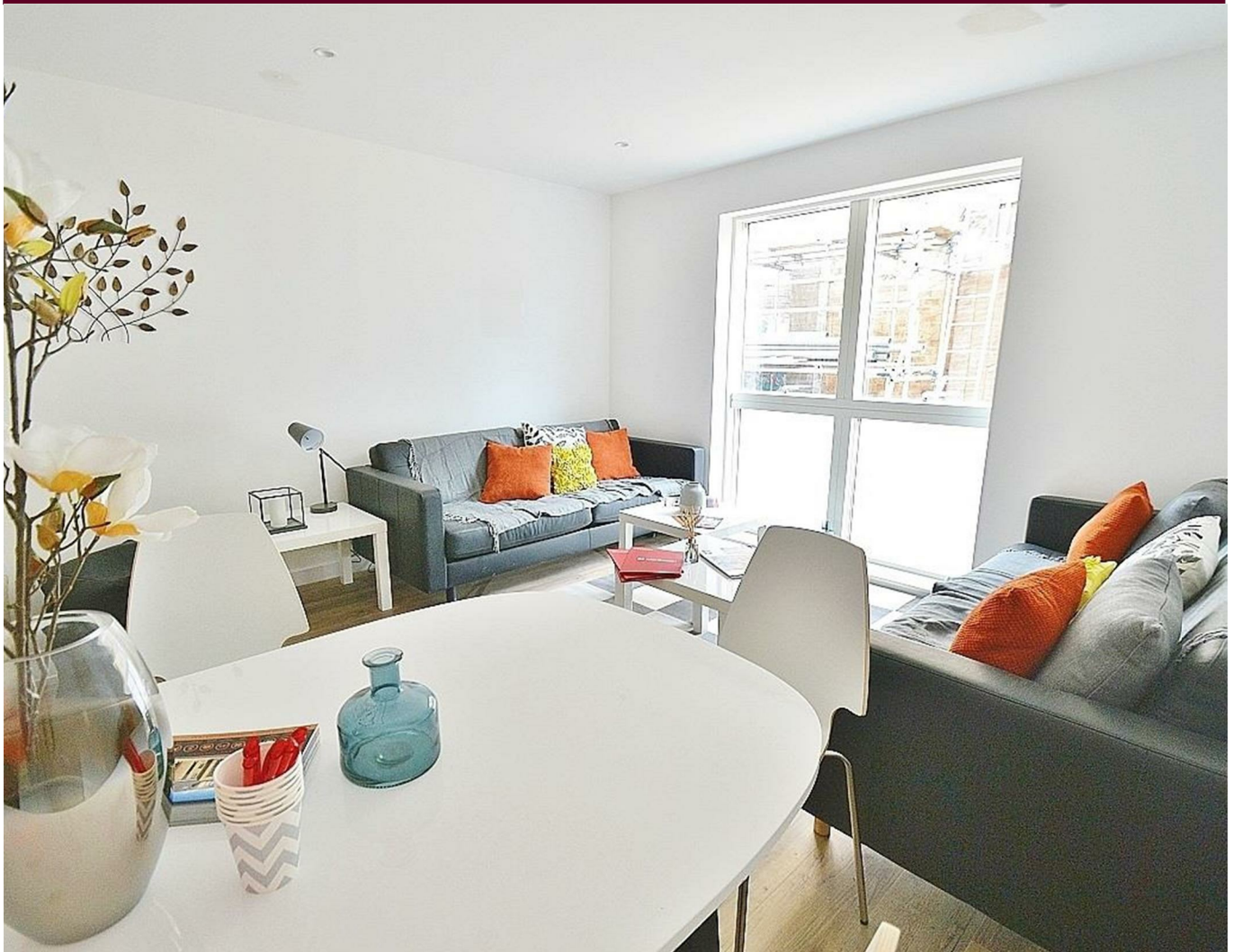
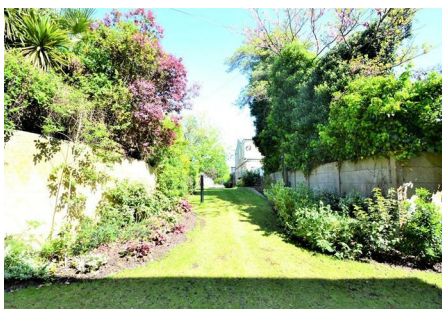


Primrose Street, Cambridge, Cambridgeshire CB4 3EH



Guide Price £185,000



Investment opportunity in prestigious student development - Current tenanted and achieving £850pcm. The property is fantastically located for both Anglia Ruskin University and Cambridge University Colleges. Finished to a high standard and well maintained by the current tenant!

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Primrose Lodge

Primrose Lodge is a modern student development located just off of the well-served Victoria Road in Cambridge's West Chesterton area. In total there are 30 units in the block.

The building benefits from modern security including security phone and fob entry, along with CCTV and security lighting to ensure the upmost security to the tenants of the block. Internal secure bike and bin storage is provisioned to all primrose lodge apartments.

No parking is available to tenants owing to the city councils stance on students with cars, however there is a drop-off point provisioned to allow for moving in/out and visiting family.

Studio Area

An open plan modern residence with an elegant and sleek style. Fitted with high quality laminate flooring throughout and including a bright kitchen area which comprises an integrated microwave/oven, refrigerator with freezer box, washer/dryer and a 2 ring induction hob, seamlessly integrated into a matching range of eye and base level cabinets.

The studio area provides an expanse of space for a king size bed, along with a great deal of study space and a fitted wardrobe with mirrored doors.

Shower Room

A contemporary shower room finished to a high standard, including a walk-in shower unit, low level w/c and wash hand basin. Mirrored cabinet and shaver point included.

Communal Areas

The scheme provides an extensive range of communal amenities for its residents, with a communal lounge the focal point of this, featuring; sofa seating, table and chairs and a communal television, creating a socialization hub for the student tenants.

Separately is a study room which features desks and chairs complimented by power and broadband points, alongside reading lamps. This provides a great study area away from the rest of the block.

There is also a large T-shaped rear garden shared between all tenants featuring a patio area, lawns and shrubbery borders.

The Fine Details

Local Authority: Cambridge City Council

Tenure: Leasehold

Lease Length: 250 Years commencing from the 1st January 2016

Service Charge: approx £893p/a

Ground Rent: £250 p/a

Lettings

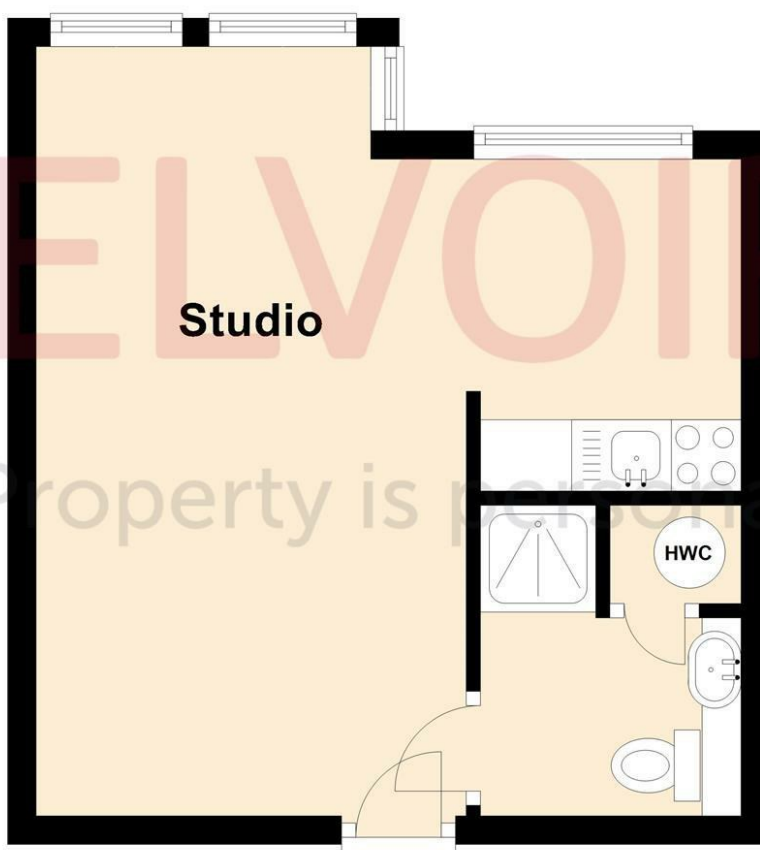
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Belvoir Cambridge Disclaimer

Belvoir Cambridge Disclaimer - Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point,

which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract. Some images used in this advertisement are computer generated images and viewing is recommended to appreciate the finalized building.

Upper Ground Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very 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 | | |
| England & Wales | EU Directive 2002/91/EC | |