

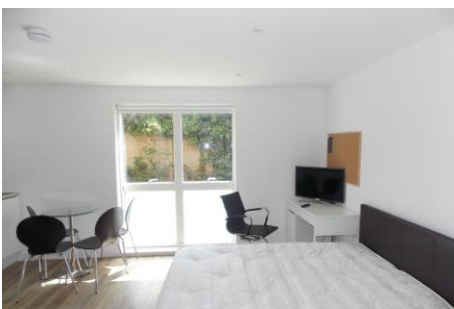


PRIMROSE STREET, CAMBRIDGE, CB4 3EH

Offers in the region of £175,000



INVESTMENT OPPORTUNITY ONLY within an EXCLUSIVE STUDENT DEVELOPMENT. Has been let for £760 per month giving a GREAT RENTAL RETURN of around 4.5% net. This studio apartment is located on the ground floor in a superb location at the end of a quiet no through road close to city and is finished to a good standard.



Primrose Lodge is a prestigious student development of exclusive apartments available from private landlords and has a total of 30 units. The building benefits from a security entry phone system with CCTV and security lighting to ensure the ongoing high level of safety and security for the residence. Students are also supplied with a secure internal bike storage room with bike racks for the use of the residence along with a secure communal bin store. There is no parking available at the development.

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

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OPEN PLAN KITCHEN/DINING/BED SITTING ROOM

15' 7" x 15' 2 max." (4.75m x 4.62m) Double glazed window to rear aspect over looks some of the communal gardens. Security entry phone system. Inset spot lighting. Wood effect Vinyl flooring. Built in wardrobe with mirror fascia. Ample power points. Smoke detector. Extractor fan. Wall mounted thermostat control unit. Kitchenette Area comprising of a stainless steel sink unit. Top and base units with work surfaces over. Integrated washing machine, fridge and two ring electric hob. Microwave stand.

SHOWER ROOM

Comprising of a shower cubicle. Vanity wash hand basin. Close coupled W.C. Electric heated towel rail. Inset spot lighting. Electric extractor fan. Cupboard housing pressurised hot water tank.

COMMUNAL AREAS

Primrose Lodge caters thoroughly for the communal needs of its tenants with a communal living room, which is shared with all residents within the block and has a sofa, table and chairs creating an ideal socialization area. There is also a study room which is a separate quiet room where desks and chairs are provided with power points and broadband connection points

so students can work together without the hustle and bustle that may be present in the communal lounge, which happens to be opposite this apartment. To the rear of the block is a communal garden laid mainly to lawn with shrubs, trees and borders which provides an outside space to study or just socialize with friends. Also provided for students is a large indoor, secure bike storage room and bin store.

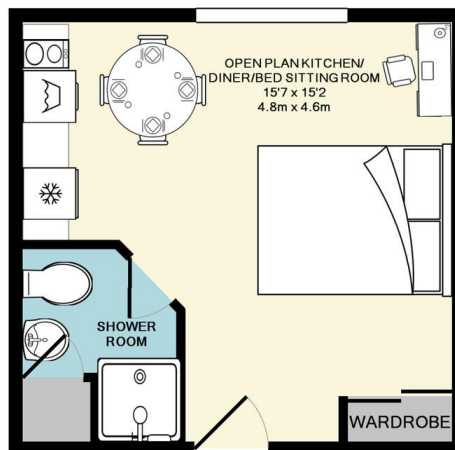
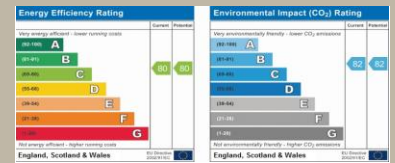
LEASE DETAILS

We understand the Lease was originally 250 years commencing from the 1st January 2016

Ground Rent: £250 per annum

Service Charge: £1032 per annum

Council tax band D £1,803.00



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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