



26 Arber Close, Bottisham, Cambridge, CB25 9DR
Guide Price £165,000 Leasehold



A BRIGHT AND SPACIOUS FIRST FLOOR APARTMENT PROVIDING TWO DOUBLE BEDROOMS AND GARAGE IN A NEARBY BLOCK, SITUATED IN A PEACEFUL CUL-DE-SAC LOCATION JUST A SHORT DISTANCE FROM A RANGE OF AMENITIES

Two double bedrooms • sitting/dining room • kitchen • shower room • external storage cupboard • garage en-bloc • communal gardens

A large two bedroom first floor apartment situated at the end of a quiet cul-de-sac close to the village centre and a wide range of local facilities, major road networks, Cambridge City centre and Newmarket. The accommodation is bright and nicely decorated throughout, there are two large double bedrooms, both with built-in wardrobes. The sitting/dining room is sizeable and offers a large feature window and serving hatch to the kitchen, which provides ample base level and eye level storage units and spaces for appliances. A refitted shower and entrance hall completes the accommodation. There is a communal entrance hall and staircase which leads to the front door and useful external storage/meter cupboard. Outside, there are established communal gardens, a drying area and garage en-bloc.

KEY FEATURES

Spacious accommodation with a good degree of natural light
Two double bedrooms
Refitted shower room
Garage en bloc
Use of communal gardens
Quiet cul-de-sac location

LOCATION

Bottisham is a popular and sought-after village about 7 miles to the east of Cambridge and 6 miles west of Newmarket, with a regular bus service to both. The village offers a wide range of facilities, including a good primary school and an outstanding village college, a sports centre and swimming pool, health centre, parish church, local shops and post office, public house, takeaways and a highly respected Italian restaurant. The village is well located for access to the A14, which offers excellent road links to the A11 and M11.

AGENTS NOTES

Council tax band – B
Term of lease – 99 years from 25th December 2000
Managing Agent – Pier Management
Service charge - £543.66 per annum
Ground Rent - £175.00 per annum
Electric heating – no gas

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

East Cambridgeshire District Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

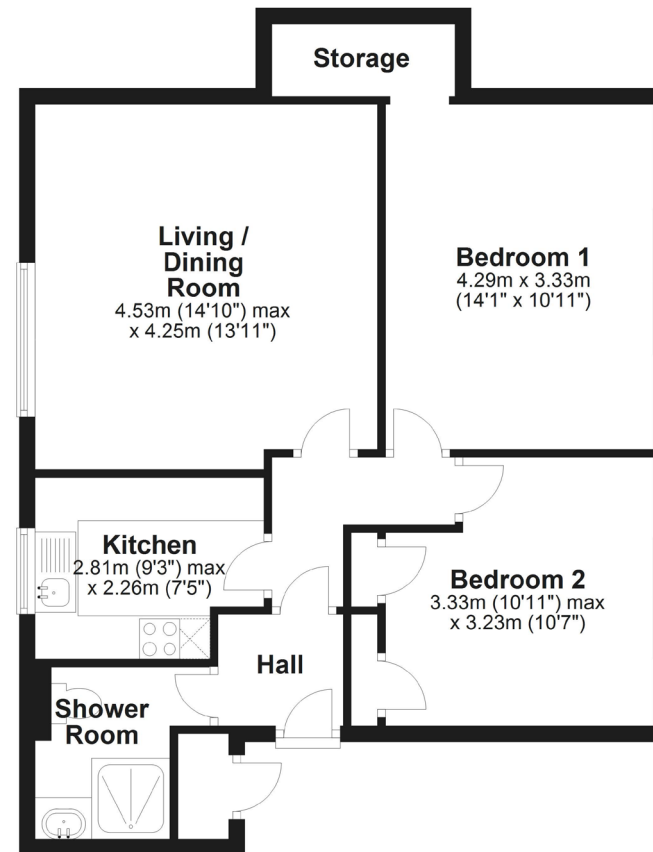
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

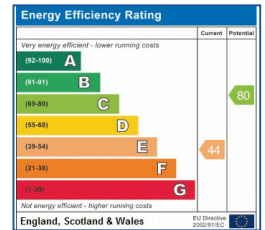
Floor Plan

Approx. 64.8 sq. metres (697.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.