

**APPROVED
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I have read your notice concerning
The Property Misdescriptions Act

.....Signature

.....Date

Please return in the envelope
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ESURANCE LTD
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CORRIE RD, CB1 3QQ

Corrie Road, Cambridge, CB1 3QQ



pocock & shaw

Residential sales, lettings & management

107 Corrie Road
Cambridge
CB1 3QQ

A well presented ground floor studio apartment conveniently located for the mainline railway station and Mill Road

Studio room, dressing area, re-fitted shower room, fitted kitchen, double glazing, electric heating, off road parking facilities, no upward chain.

- Well presented studio apartment
- Convenient location
- Fitted kitchen
- Dressing area
- Off road parking
- No upward chain

Offers around £160,000



A well presented ground floor studio flat which is ideally located for easy access to Mill Road and the mainline railway station. The property benefits from spacious studio room with modern kitchen area, recently re-fitted shower room, communal gardens, parking facilities on permit basis and no upward chain.

Location - Corrie Road is located off Davy Road, which in turn is located off Coleridge Road close to Romsey Town allowing access to Addenbrooke's Hospital and the main line railway station to London's Kings Cross and Liverpool Street. The location benefits from a number of local shops, Coleridge recreation ground and Cherry Hinton Hall and all the local facilities from the ever popular Romsey Town.

COMMUNAL ENTRANCE with stairs to upper floors, private front door to

STUDIO ROOM 14' 7" x 8' 8" (4.44m x 2.64m) with windows to front and rear, economy 7 storage heater, folding doors to dressing area (see later) and door way to

KITCHEN 8' 6" x 5' 11" (2.59m x 1.8m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, four ring electric hob with stainless steel chimney extractor hood over and electric oven below, Daewoo washing machine, Zanussi fridge/freezer, ceramic tiled flooring.

DRESSING AREA 8' 7" x 4' 6" (2.62m x 1.37m) with recessed shelving area with cupboard over, door to

SHOWER ROOM recently refitted shower room (2019) with fully tiled and enclosed shower cubicle with Bristan electric shower unit, wash handbasin with tiled splashbacks and mirror fronted cabinet with downlighters over, wc, chrome heated towel rail, cupboard housing water tank with recessed shelving over, extractor fan, ceramic tiled flooring.

OUTSIDE Communal gardens and residents permit parking facilities.

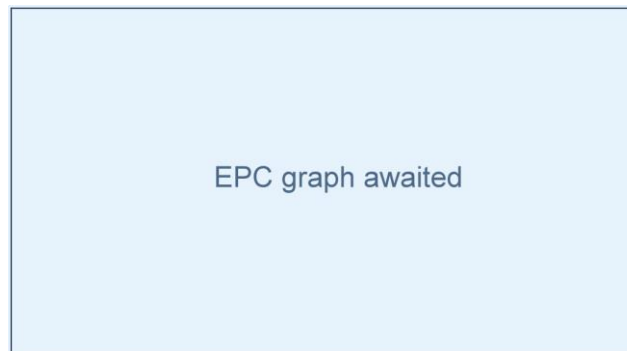
SERVICES Mains water, electricity and drainage.

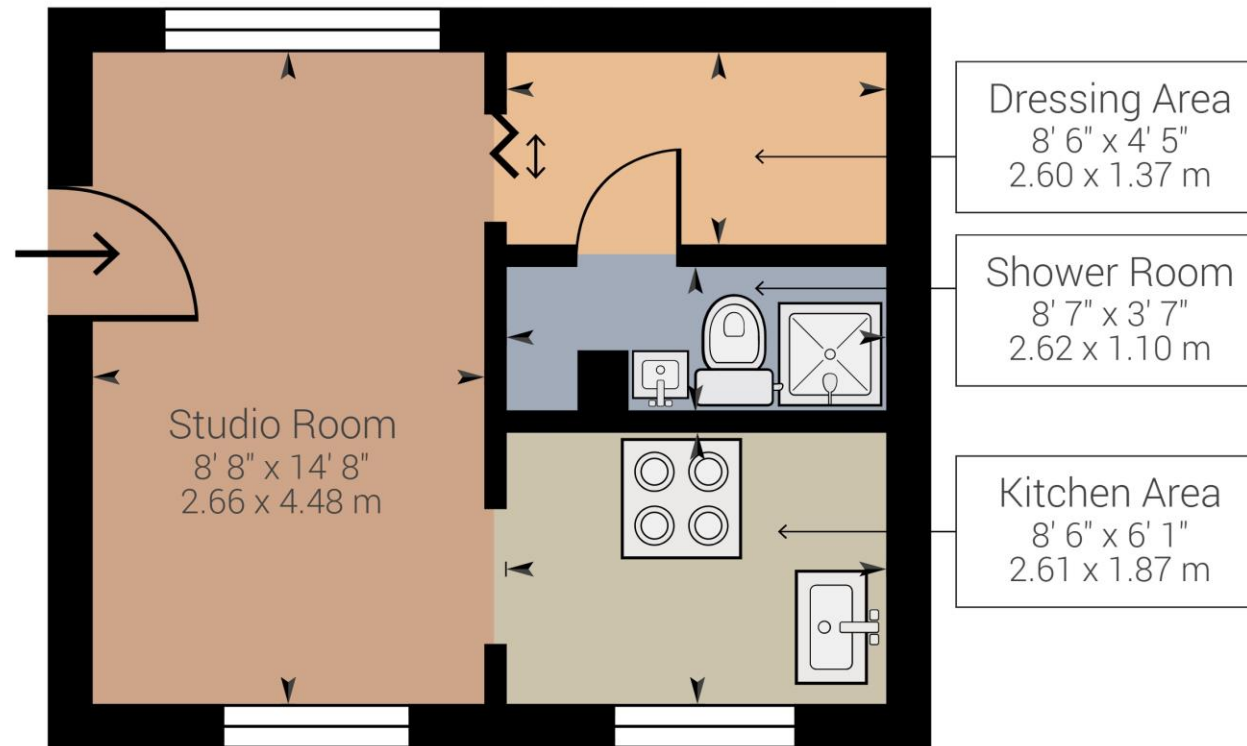
TENURE The property is Leasehold with 82 years remaining. Ground rent £86 p.a. Service charge £190 p.a.

COUNCIL TAX Band A

VIEWING By arrangement with Pocock & Shaw

KBG/17294





Approximate net internal area: 253.55 ft² / 23.56 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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