



Radcliffe & Rust
Residential sales & lettings

1 Rachel Close, Cambridge CB5 8TP
Guide Price £195,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this one bedroom flat in Rachel Close, CB5. This flat is the perfect option for a buyer looking for a move in ready property in a central location within easy access of Newmarket Road and the A14.

The property is in the perfect location to enjoy a wealth of amenities including an excellent bus service, local pharmacy, doctors surgery and shops all within a short distance.

The property is in the catchment area for The Galfrid Primary School which is just over a mile from the property and approximately a 20 minute walk. The catchment secondary school for the property is Coleridge Community College which is approximately 2.5 miles from the property, around a 15 minute cycle ride.

Thanks to its central location, you can also easily access Newmarket Road and the many amenities it offers including retail parks and two supermarkets.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this one bedroom flat in Rachel Close, Cambridge, CB5. This well proportioned ground floor property is in a great condition and has been tastefully decorated by the current owner and offers the perfect blank canvas.

Upon entering the property there is a small box room on the right hand side of the hallway. This room houses the boiler and electric box and would work perfectly as storage for coats, shoes or toys and could potentially be made into a small work space if required. On the right hand side of the hallway is the bedroom. The room has a lovely grey carpet and feature wall with textured wallpaper. This room looks out on to the communal

gardens and you can see a number of trees which line the boundary of the property. Further down the hallway is the bathroom which has been modernised by the current owner. The bathroom has floor to ceiling sand coloured tiles, a bath with overhead shower, heated towel rail, W.C, hand basin with under cupboard storage and an extremely useful large mirror which bounces light around the room.

At the back of the property is the living room and kitchen. There is currently a wall separating the two rooms however this could possibly be opened up if required (subject to planning). The living room is a lovely light space thanks to the dual aspect windows and has a low maintenance laminate floor (which is continued from the hallway). The kitchen has a built in oven, modern glass cooker hood, ceramic hob, stainless steel sink with drainer and space for a washing machine and full height fridge freezer. There is also a door in the kitchen which leads to outside the property.

In summary, this property would work perfectly for a first-time buyer or an investor looking to add to their property portfolio as well as a professional working in the city.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

Agents notes

Tenure: Leasehold
Lease length: 95 Years remaining
Ground rent: £10 per annum
Service charge: £49.04 per month
Council tax: Band A = £1,244

Floor Plan

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

