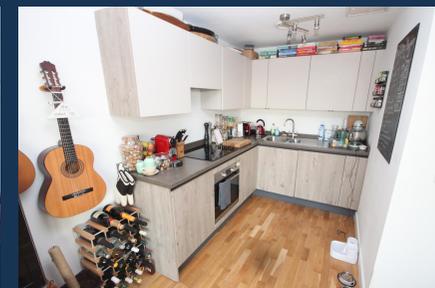


- Third floor flat
- Central city location
- Bright accomodation
- Integrated kitchen
- Private balcony
- Communal roof terrace
- Secure bike storage
- No onward chain

Abbey Street,
Cambridge
Guide price
£285,000



Forming part of this development finished in 2016, this fresh and stylish apartment is located on the top floor of the block and offers bright and high specification accommodation.

A communal hall benefits from a stairwell and lift that leads to all floors. On the third floor there is a large communal roof terrace and entrance door to flat number 12. The entrance hall has a wood-effect floor and generous cupboard that holds the heat recovery unit and hot water cylinder, the living area is open plan and has large floor to ceiling windows and a door that leads to the private balcony, that benefits from stunning views of the City. The open plan living area leads to the modern kitchen that has an integrated cooker, hob and extractor unit over, fitted fridge/freezer and washing machine. The double bedroom includes a bespoke built in double wardrobe. The fully tiled bathroom includes bath with shower over, low level W.C, wash hand basin and heated towel rail.

The block benefits from a secure cycle storage.

Ground floor

Communal entrance hall, with stairwell and lift leading to all floors.

Third floor

With door to:

Entrance hall

With entrance door to rear aspect, storage cupboard housing water cylinder and heat recovery unit, wood effect flooring, radiator, door to:

Living and dining space 5.56m x 3.15m

With floor to ceiling windows and balcony door to front aspect, wood effect flooring, television point, radiator, open plan to:

Kitchen 2.03m x 1.98m

Fitted with a matching range of wall and base units with work top space over, built in electric cooker and hob with extractor hood over, built in fridge/freezer, built in washing machine, built in dishwasher, tiled flooring.

Bedroom 3.15m x 3.12m

With double glazed window to front aspect, built in double wardrobe, radiator.

Bathroom

A fully tiled three piece suite comprising bath with shower over, wash hand basin, low level W.C.

Outside

Below the development there is a secured bike storage. On the third floor there is a large communal roof terrace.

Agent notes

Lease length 125 years with 123 years remaining, service charge £903.00 per annum, ground rent £200.00 per annum.

Floor Plan

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 45.0 sq. metres (484.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	