



LABURNUM HOUSE, THE BEECHES, CAMBRIDGE, CB4 1FY

OFFERS AROUND £250,000

Flat 29 Laburnum House, The Beeches, Cambridge, CB4 1FY

A practical, two-bedroom, top floor apartment enjoying a living room with westerly-facing Juliette balcony. The property occupies a well-regarded cul-de-sac to the north of the city centre, close to the proposed new train station.

2 double bedrooms - bathroom - entrance hall - living room with Juliette balcony - separate kitchen - built-in storage - allocated parking - security entry system - communal grounds - no chain - investment opportunity - AST in place until 15/09/16

Woodhead Drive is a pleasant quality development, conveniently placed just off Milton Road approximately two miles north of the City Centre. It is well placed for access to the Cambridge Science Park, Milton, as well as the A14 Cambridge by-pass and the M11.

Occupying the top floor of the development, the apartment offers very practical and generally well-maintained living space that enjoys a westerly aspect. Currently let on an AST until mid-September 2016, and achieving a rental of £900 pcm, the property would make an excellent investment opportunity and is offered with no onward chain.

The reception hall has a shelved airing cupboard, security entry phone system and provides access to the loft space. Of good size, the living room has a westerly-facing Juliette balcony. Off the main living area, the separate kitchen is fitted with white work surfaces with tiled splash backs, a range of cupboard and drawer units, sink unit, inset hob with extractor hood over, built-in oven, space for further appliances and window to front. Both bedrooms are double in size and have built-in wardrobes. Fully tiled, the bathroom includes a panelled bath with shower attachment, pedestal hand basin, low level WC and extractor fan.

Outside, the development is surrounded by well-tended communal grounds which include an allocated parking space.

Services

All mains services are connected.

Tenure

The property is being offered for sale leasehold, with an annual service charge circa £1237.50 (paid bi-annually with last two payments being circa £614 and £623.50). Full lease details awaited but believed to be on an original term of 125 years.

Local Authority

Cambridge City Council.

Tel: 01223 457000. Tax Band: C

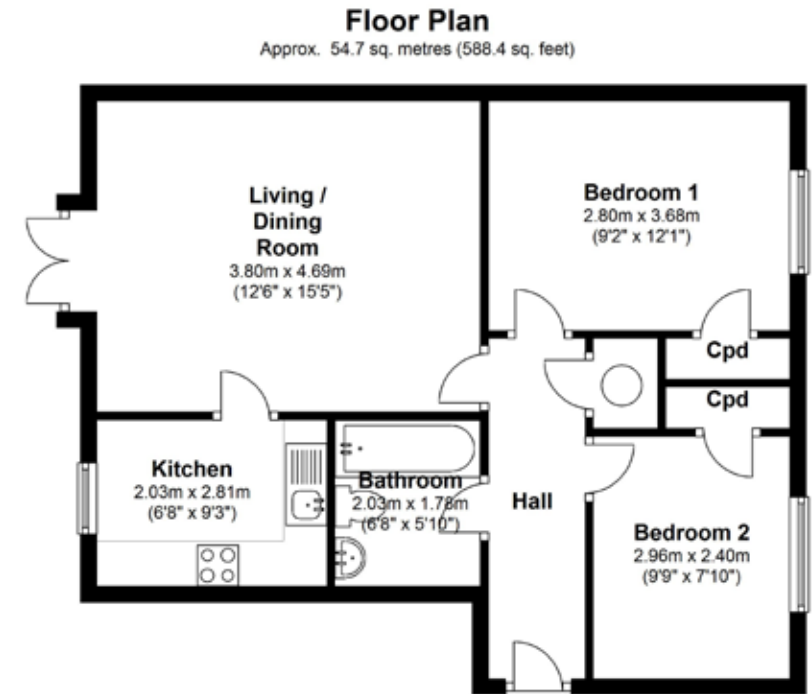
Agents note

Currently let on an AST at £900pcm until 15/9/2016.

Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The full version is available on our website or on request.



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

29 Laburnum House, Cambridge

NOT TO SCALE: For guidance purposes only

Copyright: TuckerGardner 2014

Cambridge Office: 51 Hills Road, Cambridge CB2 1NT T: 01223 350800 E: cambridge@tuckergardner.com W: tuckergardner.com

Important notice: TuckerGardner, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and TuckerGardner have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.