

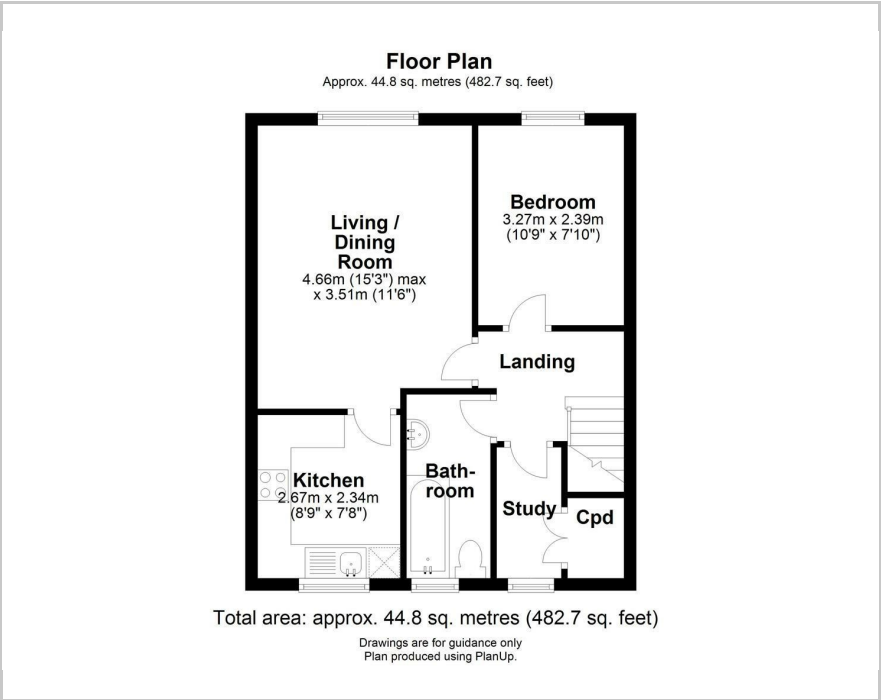


21 Francis Darwin Court, Cambridge, CB4 3HA  
Guide price £235,000





Floor Plan



Tenure: Leasehold.  
99 year lease with approximately 91 years remaining.  
Ground rent approximately £21.94 per annum.  
Service charge approximately £259.06 per annum.  
Council tax band:B

Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Description

- First floor maisonette
- Energy rating: C
- Communal garden and covered bike store
- Quiet position, just off Histon Road.
- Residents parking

A well-presented one-bedroom maisonette with a small study, residents' parking, and communal gardens. Perfect for a first-time buyer or as a buy-to-let investment.

This modern maisonette is on the first floor and approached via a small hallway with stairs to the landing which has access to the loft. The living/dining room is a good size and has a large west-facing window to the rear, the kitchen is fitted with units and has space for appliances. There is a really useful, small, study room off the landing which has a window and just enough room for a small desk but it also has a large storage cupboard making it perfect for those working from home. The double bedroom is also west-facing. The bathroom has a shower over the bath. There is wood effect flooring in most rooms, the property is in good decorative order and also has gas central heating and double glazing.

Outside there is a useful store cupboard by the front door, plus there are communal gardens and covered bike storage as well as plenty of residents' parking available on a first come first served basis.

