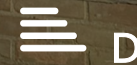




41 Augustus Close
Cambridge, CB4 2UD

Guide price £250,000



41 Augustus Close

Cambridge, CB4 2UD

- No onward chain
- Two double bedrooms
- Great garden space

A spacious, two double bedroom, first floor flat with 765 sq ft, of accommodation, a garden and bicycle shed. Close to the Science Park, Business Park, Cambridge North Station and the A14/M11.

This property is for sale with no onward chain. The entrance hall has two useful storage cupboards and an airing cupboard. The light and bright living/dining room is 'L'-shaped and has a storage cupboard. The kitchen has a handy breakfast bar, built-in oven and hob and plenty of cupboards. There are two double bedrooms, both are doubles and bedroom 2 has a built-in wardrobe. The bathroom has a bath with an integrated shower, tiling to splashback areas, a heated towel rail, vanity unit and WC.

Outside, a feature of this property is the garden which is a good size and shared with only one neighbour and there is an independent secure bike storage shed for the property.

Augustus close is on the north side of the city, about 2 miles





from the city centre. There are plenty of useful amenities nearby including shops, cafes and a regular bus service into the city.

SAT NAV: CB4 2UD

What3Words: ///first.slim.chefs

Lease Information

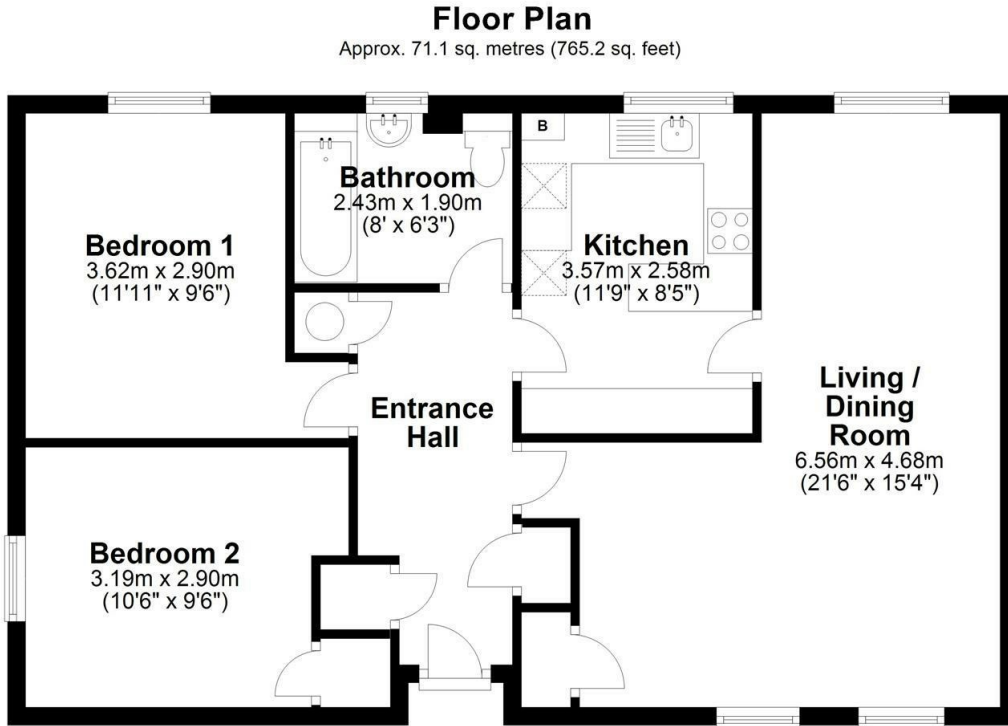
There are 100 remaining of a 125 year term and the freeholder is Cambridge City Council

Ground Rent: £10 per year

Service Charge: About £560 per year which includes the buildings insurance



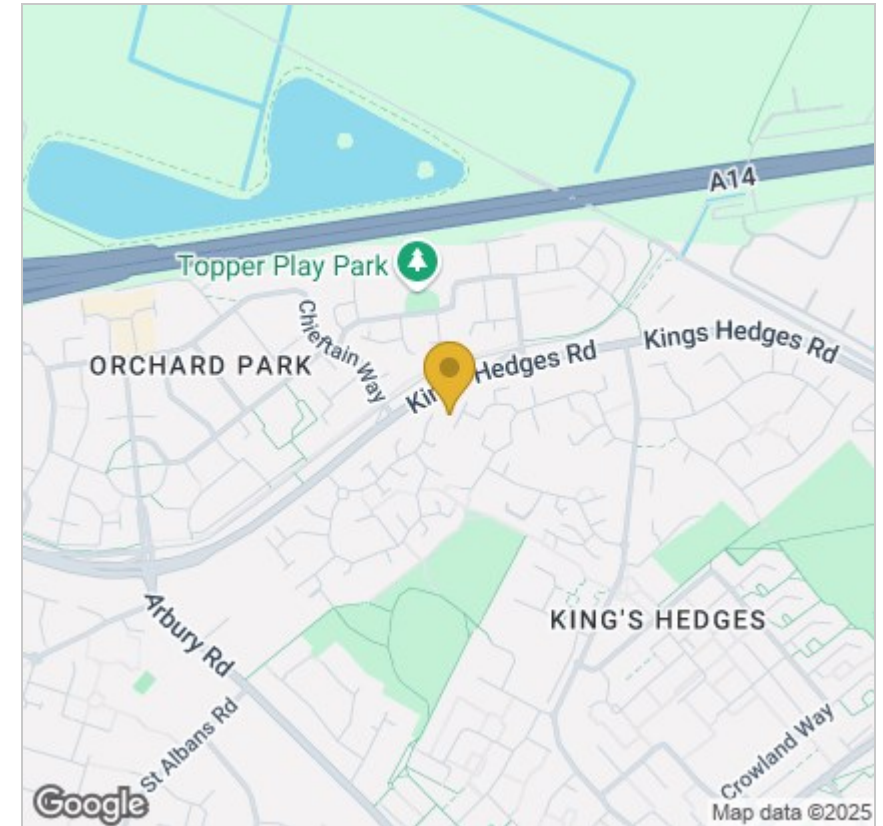
Floor Plan



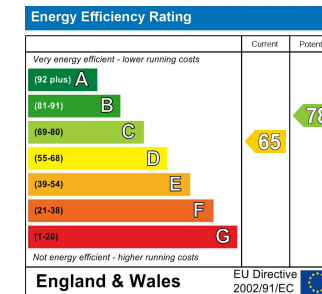
Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

Tenure: Leasehold
Council tax band: B

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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