

Bush & Co.







112 St. Matthews Gardens, Cambridge, CB1 2PT

Guide Price £225,000 Leasehold

1 1 1 D

Energy Rating Band D

112 St. Matthew's Gardens forms part of a popular scheme of residential homes built in the early 2000s. The buildings offer pleasant surroundings and there is secure undercroft parking available, as well as a secure shared bike store.

In brief the accommodation consists; A welcoming entrance hallway gives access to all rooms.

The open plan Kitchen/living room is light bright and airy. There are patio doors to the garden, window to front aspect. The brand-new kitchen has a range of cabinets and drawers, integrated appliances, integrated oven, 4 ring hob with extractor above, breakfast bar for informal dining. The bedroom is a good size double, with built in wardrobe window to rear aspect.

The refitted bathroom, has a bath with shower over, WC, hand wash basin, finished with contemporary tiling.

Outside, the apartment, has its own staircase leading down to the front door. There is a private garden that number 112 has sole use of, with patio, the remainder currently shingled for low maintenance. There are very well-kept communal gardens in addition to an allocated car parking space within the underground car park located below the central green.

St Matthews Gardens is a modern development of stylish apartments and townhouses set around an extensive central green with an underground car park beneath. The location allows for easy access to the city centre and railway station and there are significant retail and recreational facilities within easy walking distance including the Beehive Centre, Grafton Centre and Retail Park which are situated just moments away.

TENURE - Leasehold
TERM - 125 years from January 2002 with 101 years remaining
MAINTENANCE CHARGES - £3501.53 PA
GROUND RENT - £250 PA
COUNCIL TAX - Band C
SERVICES - All mains' services are believed to be connected to the property
LOCAL AUTHORITY – Cambridge

Agents Note; - The apartment has recently been tanked and the sellers are awaiting the 10-year guarantee













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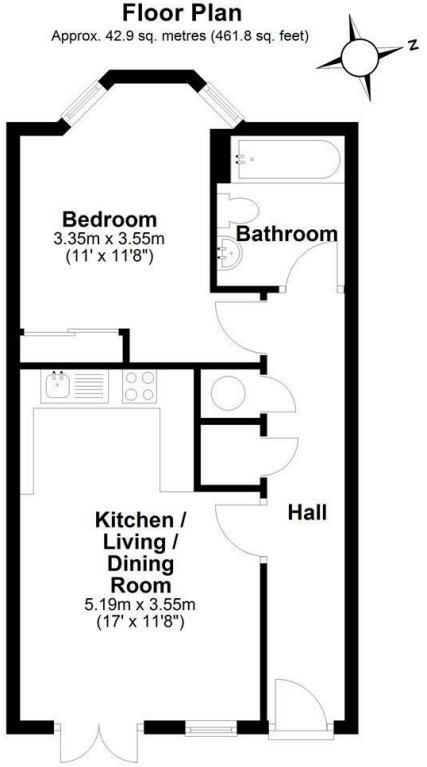
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Floor Plan

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - All fixtures and fittings are included in the sale

Viewing - By Appointment

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