



GRAY  
TOYNBEE

66 Speedwell Close  
Cambridge, CB1 9YS  
**Guide price £120,000**





## 66 Speedwell Close

Cambridge, CB1 9YS

- No onward chain
- Rental income of £1050 PCM
- Leasehold - 86 years remaining
- Close to Arm & Addenbrooke's

A conveniently located ground-floor studio apartment, built in 1988 & situated in a pleasant cul-de-sac just a couple of miles east of Cambridge City Centre, available with no onward chain.

A communal entrance hall provides access to the apartments within the block. There is a light & airy studio room which has southerly aspects & windows overlooking the front of the building. The kitchen has been fitted with a range of matching units & has various appliances, all of which are included within the sale. The bathroom has been fitted with a 3-piece-suite including a panelled bath with a shower over.

Outside the property is surrounded by communal gardens, there is allocated parking for 1 vehicle in a car park to the rear of the building & additional visitors parking on a first come, first served basis.

**Leasehold:**  
The property is leasehold with 86 years remaining. The ground rent is £110 per annum & the service charge is £1251.38 per annum, paid half yearly to Metropolitan PM Limited.



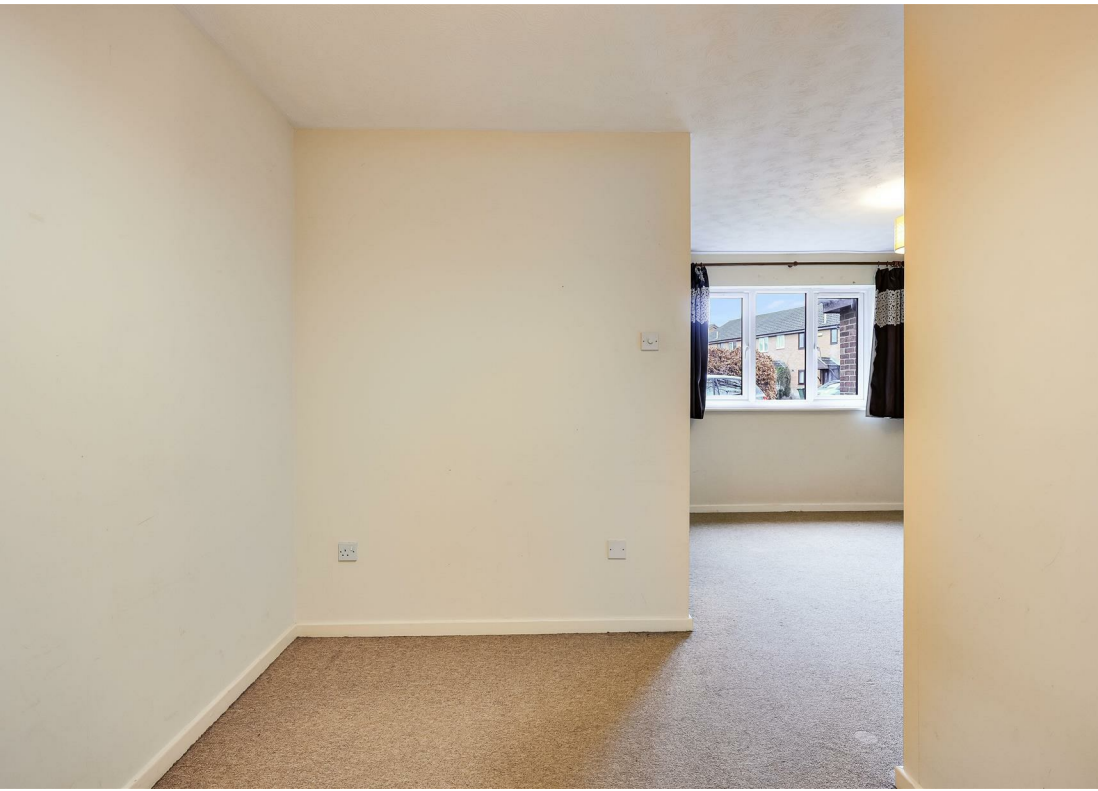




Speedwell Close is a popular development situated within easy reach of an array of local amenities. The area is a thriving sought-after suburb just south east of the city. Cherry Hinton is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket just off Yarrow Road.

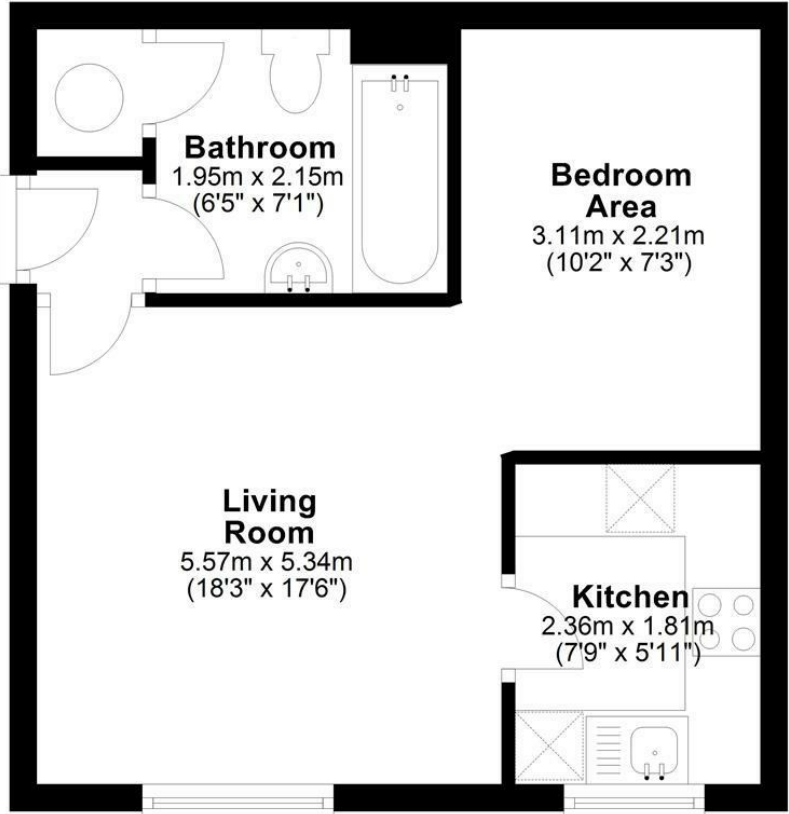
The area is highly popular with commuters thanks to its excellent access Addenbrooke's, Cambridge station & the city centre. Cherry Hinton is well suited to those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton also benefits from having excellent bus/cycle links into the centre of Cambridge & easy access on to the A11/A14 for anyone commuting elsewhere.



**Floor Plan**

Approx. 29.7 sq. metres (320.1 sq. feet)

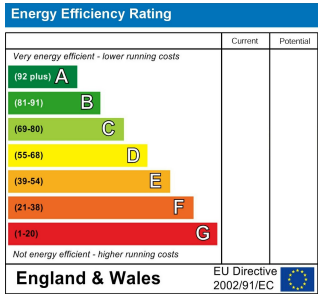


Total area: approx. 29.7 sq. metres (320.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Leasehold  
Council tax band: A

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